



GRASSROOTS
REALTY GROUP

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259 3 Street NW
Medicine Hat, Alberta

MLS # A2332937



\$319,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	646 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vinyl Windows		

Inclusions: Outdoor Grill "as-is", Fireplace (negotiable), outdoor heater (negotiable)

This fully renovated bungalow is the total package: move-in ready, beautifully finished, and shown at a rare 10/10. Whether you're buying your first home or looking to simplify, this one checks every box. A spacious front entry sets the tone the moment you walk in, with room for your favourite plants and a proper drop zone for coats and shoes. New vinyl plank flooring carries you through the main level into a bright, welcoming living room, while the fully updated kitchen brings contemporary finishes and a complete appliance package to your everyday routine. The renovated bathroom is a standout, dressed in gorgeous tile from floor to ceiling, and fresh paint keeps the whole main floor feeling crisp and airy. Downstairs, the fully finished basement offers a primary bedroom with a walk-in closet, a second bedroom, a 2-piece bath, and plenty of built-in storage and nooks to keep things organized — plus recently replaced basement windows for extra peace of mind. Outside is where this property really shines. The south-facing backyard is built for entertaining, anchored by a stunning deck with a propane griddle, ideal for summer cookouts. Step down to the lower patio, currently a lovely garden oasis, for al fresco dining or quiet evenings outside. The fully fenced yard boasts lush, well-maintained grass, and there's plenty of off-street parking for an RV or your next project. Car enthusiasts and hobbyists will love the heated 23'2" x 23'2" garage, flooded with natural light from oversized windows — perfect as a workshop, studio, or just a place to tinker. Recent updates give you real peace of mind: new A/C, fully replaced waterlines, new soffit, fascia and eavestrough, and the home now has all newer vinyl windows. Move in, unpack, and start enjoying.

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