



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

29 Carswell Road SE
Medicine Hat, Alberta

MLS # A2333308



\$489,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,370 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Attached Carport, Covered, Driveway, Garage Door Opener, G		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Fruit Trees/S		

Heating:	High Efficiency, Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	ldr
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Garbage Collection
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: fireplace remote in living room

This beautifully maintained 1,370 sq. ft. bi-level home offers the perfect blend of modern updates, functional living space, and exceptional outdoor amenities. With 5 bedrooms and 2.5 bathrooms—including 3 on the main level and 2 additional bedrooms downstairs—it provides flexible options for families, guests, home offices, or hobby rooms. The heart of the home is the stunning modern kitchen, featuring recently updated refrigerator, induction stove, and over-the-range microwave, all included. The kitchen flows effortlessly into the spacious living and dining areas through an inviting open-concept layout, anchored by a sleek linear fireplace that adds warmth and contemporary style. The main floor showcases new engineered hardwood flooring, enhancing both durability and design. Additional recent upgrades include a new humidifier, recently replaced central air conditioning, newer hot water tank, and modern finishes throughout—providing comfort, efficiency, and peace of mind. Step outside to the impressive 18' x 20' covered deck, perfect for morning coffee, outdoor dining, or year-round relaxation. The south-facing backyard is beautifully landscaped and features two mature apple trees, underground sprinklers, and direct access to Southview Park and its scenic walking trails. Enjoy nature, views, and privacy right from your own yard. A standout feature of this property is the exceptional parking and garage space, including: * A heated single attached garage * An adjacent carport * A heated detached single garage at the rear Whether you need space for vehicles, recreational equipment, storage, or a workshop, this home delivers unmatched convenience. Major exterior updates add even more value, with new soffit, fascia, and eavestroughs, complementing the newer roof for a clean, modern look and long-term durability.

Move-in ready and thoughtfully updated throughout, this exceptional property combines modern comfort, beautiful outdoor living, and an unbeatable park-side location. A rare opportunity to enjoy convenience, quality, and nature in one desirable package. Call to view today!