



GRASSROOTS
REALTY GROUP

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4 Greenwood Court SW Medicine Hat, Alberta

MLS # A2333434



\$499,999

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,974 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Recessed Lighting, Tile Counters		

Inclusions: hot tub "as is" , central vac " as is" , garburator "as is"

Located in a quiet cul-de-sac near the river on Medicine Hat's south side, this spacious home offers a unique layout with plenty of room for the whole family. Upon entry you are greeted by a large enclosed front porch. A versatile bonus space for a mudroom or a sunroom. Inside, the main floor features a living room and dining room with updated flooring, along with a functional kitchen with an island, gas range, an addition built-in-oven for those large family gatherings.. The kitchen over looks a sunken family room with a stone fireplace and access to the backyard deck! Additionally the main floor offers a 3 piece bathroom , main floor laundry and a bedroom that could easily serve as a home office or guest room. Upstairs is where you will find The Primary bedroom with a 3-piece ensuite including a new vanity, along with 2 additional bedrooms and a 4-piece bathroom with newly installed flooring. Head downstairs to discover to 2 more generously sized bedrooms, an enormous family room with a beautiful brick fireplace, and another 4-piece bathroom to complete the lower level. Outside you will find a fully fenced and treed yard creating a tranquil oasis to enjoy. This home has seen many updates as already mentioned. There was also a new hot water tank installed , a new a/c - installed in July 2026, new carpet on the second floor and fresh paint in some areas! The double attached garage provides convenient entry into the home, while the driveway has enough space for multiple vehicles including enough space to park a boat or a small trailer along side the home. Call you favourite agent today to book showing!