



GRASSROOTS
REALTY GROUP

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**11 Greenwood Court SW
Medicine Hat, Alberta**

MLS # A2333608



\$523,900

Division:	SW Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,495 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Off Street, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Garden, Greenbel		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Solar Tube(s), Storage		

Inclusions: Fridge, Stove, BI Dishwasher, BI Microwave, Central AC, Window Coverings, Shed, Underground sprinklers, Garage door opener and remote, central Vac and attachments, Fridge in furnace room, Small upright freezer, Small electric fireplace in sunroom, Pond Equipment,

Welcome Home to your Private Retreat in the Heart of Medicine Hat! Tucked into a quiet, sought-after pocket of Harlow, this home backs directly onto green space and endless walking paths, giving you the rare combination of privacy and connection to nature, all just steps from the River and an easy walk to downtown and the hospital. Step into the backyard and you'll understand why we call it magical. Perennial beds, raised garden boxes, mature fruit trees, and a tranquil koi pond create a private, park-like setting with cozy nooks to relax, garden, or entertain. It's the kind of outdoor space that makes you excited to come home. Inside, this home has been beautifully upgraded. The kitchen is a true showstopper, with crisp white cabinets, granite counters, abundant storage and counter space, and a central island that makes it as functional as it is gorgeous, whether you're cooking for two or hosting a crowd. The split-level layout offers generous, welcoming family rooms, and the wood-burning stove adds warmth and character that's hard to find in newer builds. And don't be surprised if the three-season sunroom becomes your favourite spot in the whole house, the perfect place to sip your morning coffee or unwind at the end of the day, surrounded by garden views. Solar panels are installed on the roof, providing an energy-efficient feature for the home. Outside, an oversized double garage gives you all the room you need for parking, projects, and storage. This is a home where quiet living, natural beauty, and everyday comfort come together, and it's ready for its next chapter.