



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**511B Maple Avenue SE
Medicine Hat, Alberta**

MLS # A2334247



\$189,900

Division:	River Flats		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	927 sq.ft.	Age:	1911 (115 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Other	Zoning:	R-MD
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows		

Inclusions: Solar Lights in back yard, bird feeders, deep freeze, flooring upstairs not installed, bathroom cabinets, wardrobe in laundry room, punching bag, sheds(2), and fireplace

Affordable, inviting, and full of character, this charming home is an excellent opportunity for first time buyers, downsizers, or investors. Offering two bedrooms and one bathroom, the functional layout features a spacious living room with a cozy fireplace, creating a warm and welcoming place to relax. The bright kitchen offers plenty of room for everyday living, while the convenience of main floor laundry adds to the home's practical appeal. The unfinished loft provides the opportunity to create a private primary bedroom, home office, or additional living space. Several important updates have already been completed, including vinyl windows throughout, as well as shingles, eavestroughs, and a hot water tank, all replaced within the past three years. Outside, you'll love the mature, tree filled yard that provides plenty of shade and privacy during the summer months. Garden enthusiasts will appreciate the deer proof garden area, and two storage sheds provide ample room for tools, gardening supplies, and seasonal storage. Ideally located close to shopping, the river, and beautiful tree lined streets perfect for walking, this home offers a wonderful lifestyle in an established neighbourhood known for its friendly neighbours and welcoming atmosphere. Whether you're looking for an affordable place to call home or a solid investment property, this property offers comfort today with room to make it your own over time.