



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

212 6 Street SE
Medicine Hat, Alberta

MLS # A2334472



\$359,000

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	Age:	1915 (111 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Combination	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Water softener, Garburator, Under Sink RO (Monthly Rental)
Window Coverings, C/A, Gazebo, Greenhouse, Shed

Completely renovated and move-in ready, this one-of-a-kind rancher-style bungalow on the desirable SE Hill offers the convenience of one-level living with the added bonus of a cold storage room below. Thoughtfully updated from top to bottom and meticulously maintained, this home is the perfect blend of comfort, style, and functionality. The bright, open-concept layout is ideal for both everyday living and entertaining, featuring 9-foot ceilings, durable vinyl plank flooring, and a cozy gas fireplace that anchors the spacious living room. The beautifully renovated kitchen is sure to impress with modern cabinetry, stainless steel appliances, a classic subway tile backsplash, and generous counter space for meal preparation and gathering with family and friends. Offering 3 bedrooms and 2 full bathrooms, the home includes a spacious primary retreat complete with a walk-in closet and private 3-piece ensuite. One of the secondary bedrooms features convenient Jack-and-Jill access to the main bathroom, providing added flexibility for guests or family. The extensive list of renovations offers true peace of mind, including updated plumbing, electrical, insulation, drywall, paint, furnace, central air conditioning, instant hot water, gas line, newer windows, siding, and a durable metal roof—allowing you to simply move in and enjoy. Additional features include a water softener, Culligan RO and garburator. Step outside and discover your own private backyard oasis. Designed for relaxation and outdoor living, this incredible space features multiple raised garden boxes, a greenhouse, storage shed, and a beautiful rubber stone patio. The gazebo creates the perfect outdoor retreat with built-in sunshades, misters, and a heat lamp, allowing you to comfortably enjoy the space from spring through fall. The fully fenced yard, complete with gates on both sides,

offers privacy, convenience, room for RV parking, and space to garden, entertain, or simply unwind. Situated in a fantastic central location close to schools, parks, swimming pools, and everyday amenities, this truly unique property offers a rare opportunity to own a beautifully renovated home where every detail has already been taken care of. Average utility costs are approximately \$280 per month.