



GRASSROOTS
REALTY GROUP

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**342 Cambridge Street SE
Medicine Hat, Alberta**

MLS # A2334483



\$424,900

Division:	SE Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,590 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Fridge, BI dishwasher, Double oven's, Cook top, Garage door opener with 1 remote, Gas bbq, Window coverings, Central A/C, Washer/Dryer,

Looking for a character home with an updated feel and an easy, open layout? This one delivers. In Recent years, this sweet home has seen extensive updates, including flooring, paint, electrical, a high-efficiency furnace, drywall, insulation, windows, siding (majority concrete composite), plumbing, and refreshed kitchen and baths. The hard work is done, so you can move in and start enjoying it right away. The open kitchen is a home cooks dream, featuring a central island with cooktop, double ovens, a spacious pantry with room for a freezer, and a lovely view of the backyard. Upstairs, you'll find three nicely sized bedrooms, including a roomy primary suite with an ensuite (jetted tub plus separate shower) and a large walk-in closet, a rare find in a character home at this price point. Teh basement is finished and a fantastic functional play area for the kids, workspace, gym or space TV room. The location is a bonus, too. It's steps from a lovely enclosed park, close to an excellent preschool, and near shops, services, and schools at every level. Round it all out with a fenced yard, lovely patios and detached, heated garage, ideal as a workshop or extra parking.