



GRASSROOTS
REALTY GROUP

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303 10 Street SW
Medicine Hat, Alberta

MLS # A2334710



\$748,000

Division:	SW Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,425 sq.ft.	Age:	1952 (74 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	NR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Recreation Facilities, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, central air

Situated on a beautifully landscaped 100' x 125' lot in the desirable SW Hill, this impressive 2,425 sq. ft. 4-level split offers an exceptional combination of space, comfort, location and outdoor living. With 5 bedrooms and 3.5 bathrooms, there is plenty of room for a growing family, extended family or those looking for flexible living space. The main floor features a bright, open-concept design with spacious living areas that seamlessly connect the kitchen, dining and living room. Newer windows throughout fill the home with natural light while offering beautiful views of the private backyard oasis. Step outside and enjoy your own resort-like retreat, complete with a unique in-ground/out-ground swimming pool, expansive patio areas, mature landscaping and plenty of yard space for children, pets and outdoor entertaining. The fully developed walk-out basement adds even more versatility with a large family/rec room and kitchenette. Conveniently located close to the airport, Trans-Canada Highway, hospital and a wide range of shopping, dining and everyday amenities, this property offers both an ideal residential setting and excellent accessibility. With its spacious layout, multiple bedrooms, walk-out basement and convenient location, this home could also make an excellent short-term rental or Airbnb opportunity, subject to applicable municipal requirements and approvals. A rare combination of size, location and outdoor living — this SW Hill property is one you won't want to miss!