



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

422 5 Street SE
Medicine Hat, Alberta

MLS # A2334760



\$364,800

Division:	SE Hill		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	825 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	MU-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: 2x Fridge, 2x Stove, 1 dishwasher, 2 microwaves, , 2 stackable washer & dryer , 2 window/wall mounted a/c, underground sprinklers, shelving in the basement

Attention Investors! The is an excellent opportunity to add to your investment portfolio or own a fantastic revenue property. This home features two self-contained legal units, each offering 2 bedrooms, 1 bathroom, and the convenience of in-suite laundry. The upper suite has been tastefully updated within the past 10 years with a remodelled kitchen featuring an island, vinyl plank flooring, a fully renovated bathroom, modern paint and newer exterior door. The lower suite also boasts numerous updates over the past 10 years, including a partially remodelled bathroom, modern paint, vinyl flooring, and newer exterior door. Additional features include side and rear balconies for both units, underground sprinklers in the front and the back, a front flower bed and rear parking with motion-activated lighting and the yard is mostly fenced. The attractive brick exterior adds lasting curb appeal, while the convenient location places you close to downtown, shopping, restaurants, schools and many more amenities. Don't miss out on this excellent opportunity.