



GRASSROOTS
REALTY GROUP

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3392 Gershaw Drive SW
Medicine Hat, Alberta

MLS # A2335738



\$2,100,000

Division:	SW Hill		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,170 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	71.56 Acres		
Lot Feat:	Back Yard, Farm, Garden, Landscaped, Lawn, Many Trees, No Neighbours B		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Crawl Space	LLD:	22-12-6-W4
Exterior:	Brick, Concrete, Wood Frame	Zoning:	FUD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Storage		

Inclusions: fridge, gas stove, 2-convection ovens, microwave, BI dishwasher, washer & dryer, reverse osmosis system, garage heater, garage opener & remote, central AC, UGS, 2 sheds, hot tub, garburator, window coverings

Beautiful, very private treed, 71.56 acres, within city limits. This 3,170 square foot, one and a half-storey home offers four bedrooms and 3 and a half bathrooms. Connected to city water, sewer, gas, electricity, and garbage. Includes a domestic pressurized turnout for yard watering and gardening, plus a Wi-Fi enabled sprinkler system. A paved private road leads to the home. Inside, enjoy custom-built kitchen cabinets with pull-outs and Thermador cooking appliances. Outdoor features include space for a pool, pickleball court, horses, or dogs, existing dugout, all set among mature trees and quiet surroundings.