



**GRASSROOTS**  
REALTY GROUP

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953 5 Street SE  
Medicine Hat, Alberta

MLS # A2335802



**\$262,500**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | River Flats                                                               |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | Bungalow                                                                  |        |                   |
| Size:     | 795 sq.ft.                                                                | Age:   | 1947 (79 yrs old) |
| Beds:     | 2                                                                         | Baths: | 1                 |
| Garage:   | Double Garage Detached                                                    |        |                   |
| Lot Size: | 0.14 Acre                                                                 |        |                   |
| Lot Feat: | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lov |        |                   |

**Heating:** High Efficiency, Forced Air

**Floors:** Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), French Door, Laminate Counters, Separate Entrance, Storage, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully maintained character home where timeless charm meets thoughtful updates and exceptional future potential. From the moment you arrive, you'll appreciate the curb appeal, low maintenance front yard, and inviting enclosed front porch—the perfect spot to enjoy your morning coffee, unwind with a good book, or simply watch the neighbourhood go by. Inside, you'll fall in love with the warmth of the original hardwood floors, classic architectural details, and abundance of natural light throughout. The spacious living room provides a comfortable place to gather, while the beautifully renovated bathroom blends modern style with the home's character. The main floor currently offers two generous bedrooms but was originally designed as a three-bedroom home and could easily be converted back to suit your needs. The bright kitchen features an abundance of cabinetry and workspace, opens to the dining area, and is complemented by the convenience of main floor laundry. The unfinished basement offers incredible opportunity with its own separate walk-up entrance, making it an ideal candidate for a future secondary suite (subject to municipal approval), private mother-in-law suite, or additional family living space. Step outside into the private backyard where you'll find a lovely garden, a mature cherry tree, and plenty of space to relax or entertain. The impressive 26' x 26' double detached garage offers exceptional room for vehicles, hobbies, storage, or a workshop. Recent updates provide added peace of mind, including a high-efficiency furnace, vinyl windows, newer shingles, and a new fence. If you've been searching for a home that offers character, modern updates, outstanding garage space, and exciting future potential, this is one you won't want to miss.

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