



GRASSROOTS
REALTY GROUP

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12 Swan Way SE
Medicine Hat, Alberta

MLS # A2338890



\$419,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage, RV Access/Pa		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window coverings, underground sprinklers

Welcome to this well-located 5-bedroom bungalow offering plenty of space for the whole family. With a practical layout, updated flooring, and fantastic outdoor storage, this home is ready for its next owners! The main floor features a bright, south facing living room with updated vinyl flooring and 3 bedrooms, while the basement hosts a huge living area, 2 more bedrooms and a large storage space. The entire lower level was recently refreshed with new carpet. Five bedrooms provide flexibility for family living, guests, a home office, or hobby space! Outside, you'll appreciate the large deck, private yard, underground sprinkles, RV parking and heated double detached garage with a powered 8' x 12' shed, perfect for additional storage, a workshop, or tackling those weekend projects. The garage shingles were just replaced in June 2026 and the shingles on the home are approximately 12 years old. 2 of the main floor windows have been updated to vinyl. This home has been well cared for! Located within walking distance schools, the Southridge YMCA, shopping, and numerous amenities, this home offers the convenience of having everything you need close by. A great combination of space, updates, storage, and location—come see what this bungalow has to offer!