



GRASSROOTS
REALTY GROUP

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10 Chow Avenue SE
Medicine Hat, Alberta

MLS # A2339137



\$407,500

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	948 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Storage		

Inclusions: TV Wall Mounts, Wine Cooler, Mini Fridge, Wardrobe in Basement Bedroom, Hot Tub, Pergola (as is), Shed, Attached Shelving, Central Vac as is (owner has never used)

Welcome to this beautifully renovated, turn-key family home located in a favourite Medicine hat neighbourhood located near the East Glen Coulee Trail. Featuring 5 bedrooms, 2 bathrooms, a top notch kitchen, and an impressive outdoor living space with HOT TUB, this home offers an ideal combination of comfort, functionality, and convenience. The spacious primary bedroom comfortably accommodates a king-size bed and features a private make up/powder room, creating a comfortable retreat. The home has an OUTSTANDING KITCHEN, modern counter counter tops, cabinets with soft closing drawers, a fabulous coffee bar area with plenty of additional cupboard space, The private backyard is designed for year-round enjoyment, featuring a low maintenance SHED, large deck, lower-level patio, hot tub under a pergola, and cozy outdoor fire pit—ideal for entertaining or relaxing with family and friends. A double detached HEATED GARAGE adds valuable versatility, complete with a loft and extensive shelving for storage, hobbies, or seasonal belongings. Numerous updates and improvements have been completed, including extensive renovations throughout, a hot water tank and shingles replaced in 2021, a recently replaced dishwasher, new garage door weather seals, and refreshed sod in areas requiring attention this year. The furnace and central air conditioning have also been recently inspected and serviced, and the home has undergone whole-house air duct cleaning to support improved indoor air quality and HVAC efficiency. Additional features include a wine cooler and downstairs mini fridge. Located just steps from the scenic Ross Glen Coulees and its walking paths, this home is also near two elementary schools, a preschool, and East Glen Park, which features an upgraded skating rink, basketball court, and expansive open field. Middle

and high schools are only a short drive away. With its extensive updates, generous living space, exceptional outdoor amenities, and desirable location, this move-in-ready home is an excellent choice for a growing family or those who enjoy entertaining. Book your showing today!