



GRASSROOTS
REALTY GROUP

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56 Robertson Way SW
Medicine Hat, Alberta

MLS # A2340264



\$410,000

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: fridge, stove, dishwasher, microwave, window coverings, garage door opener & 2 remotes, kitchen cart

Beautifully updated SW Hill bungalow set directly across from a park and playground, offering quick highway access and close proximity to several schools. A bright, welcoming main floor features an open living and dining area framed by large front windows, warm luxury vinyl plank flooring and stylish modern light fixtures. Thoughtful designer touches—including striking wood-slat accent walls, custom entry bench seating and floating shelves—give the home a polished, move-in-ready feel. The kitchen is both beautiful and functional, with white shaker-style cabinetry, soft-close doors and drawers, a large corner pantry, subway tile backsplash, generous workspace and newer stainless-steel appliances, all replaced within the past two years. Two bedrooms and an updated main bathroom complete the upper level. Downstairs, the finished lower level offers a third bedroom and a newly renovated spa-like bathroom featuring a large freestanding soaker tub and bidet toilet. Recent basement updates include luxury vinyl plank flooring, drywall, paint and baseboards, while a new sump pump adds peace of mind. Outside, the stucco exterior, single attached garage with interior access and garage shingles replaced in 2024 are notable features. The spacious yard is ready for your ideas—whether you envision gardens, play space, outdoor entertaining or simply room to enjoy.