



GRASSROOTS
REALTY GROUP

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362 7 Street NW
Medicine Hat, Alberta

MLS # A2340779



\$374,800

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, RV Access/Parking, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, washer & dryer, u/g sprinklers, a/c & 2 Sheds, large freezer in laundry room, fridge down stairs, 2 TV mounts, some of the garden decor

Welcome to a spacious and inviting home in a convenient location backing onto Vincent Massey School. This property offers 3 bedrooms but potential of 5 bedrooms (One bedroom upstairs was converted to an office and the basement bedroom does not meet today's egress) plus 2 full bathrooms. The main 4-piece bathroom has been updated with a new tub, vanity, toilet and flooring. The main floor features a large living room with vaulted ceilings, hardwood flooring, newer interior doors, new light fixtures, and a bright kitchen complete with fridge, stove and dishwasher. The primary bedroom and additional bedroom provide comfortable living space, while the office offers direct access to the back deck. There is an additional flex space in the lower level, along with a large family room. Downstairs bathroom is brand new 3-piece bathroom. The home also features a carport, single detached garage with shingles replaced approximately one year ago, RV parking and additional parking beside the garage. The 16x24 garage is heated. The fully fenced backyard includes underground sprinklers to the front and back left side of the yard, two sheds, and a welcoming outdoor space for enjoying the warmer months. The home has stucco and exterior brick, 100-amp electrical service, a hot water tank from 2019, washer and dryer, new furnace and new central A/C, and fresh paint throughout much of the home over the past two years. The water detectors and smoke detectors (monthly fee) provide added peace of mind. With its generous living space, excellent parking options, updated bathrooms, beautiful fenced yard with walking access to Vincent Massey school right out your back gate, this property offers plenty of potential to make it your own.