



GRASSROOTS
REALTY GROUP

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335 1 Street SE
Medicine Hat, Alberta

MLS # A2342016



\$589,900

Division:	SE Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,136 sq.ft.	Age:	1907 (119 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Single Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick	Zoning:	R-LD
Foundation:	Combination	Utilities:	-
Features:	Bookcases, Crown Molding, High Ceilings, Natural Woodwork, No Smoking Home, See Remarks		

Inclusions: All window coverings, blinds, curtain rods, Fridge, stove, washer dryer(with pedestal), dishwasher (as-is), central a/c. Atrium plants, piano and chair, mirror at entryway, standing coat rack & mirror at entryway, anchored mirror in dining room, round mirror on landing to upstairs, 3 large rectangular mirrors in library, all upstairs bathroom mirrors. Outdoor Items: compost bins, red bricks, red picnic table, concrete table and chair set, flower pots and wicker chairs on front steps, wood loungers on upper deck, outdoor storage bin on upper deck, 4 piece folding chair and table set on upper deck. Built in 1909 by one of Medicine Hat's founders, Ezra Pearson, this rare and beautiful First Street home is ready to start its next chapter. Situated on a massive 50 x 216 foot lot, this unique property is located close to the Esplanade Arts and Performance Center, the Public Library, and all of the professional services, trendy shops and amazing eateries located in Medicine Hat's thriving downtown core. This impressive brick home features sandstone lintels, original stained glass pieces, and built in bookshelves in the upstairs library. The timeless woodwork throughout speaks of the craftsmanship and character of a bygone era. Contrast this with the current Bohemian Vintage theme and the result is a truly one - of - kind home! Some of the more modern additions include a high efficiency furnace, plumbing and wiring updates, a 2 piece main floor washroom, a 4 piece washroom downstairs with heated tile floor, kitchen remodelling, and an Amazing Great Room addition to the rear of the home. This 23 x 25 ft room features tall ceilings, ample south facing windows overlooking the yard, and an atrium with mature trees. As an added bonus there is an upper deck built on top of this room that offers a wonderful outdoor relaxation space. There is also a cozy enclosed deck on the front of the home great for reading and contemplation. From the front entry, to the sitting room, to the dining room, to the great room, to the library, every space in this home has its own personality! Recent landscaping additions include low maintenance rock borders, a concrete patio set, and newly laid sod in some areas. There is also a mature and abundantly productive apple tree. There is a detached, heated double garage, with off street parking at the rear of the property, and a detached single garage to the side of the home. Homes like this are a rare find, start your next chapter here!

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