



GRASSROOTS
REALTY GROUP

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**2335 Porter Place SE
Medicine Hat, Alberta**

MLS # A2342101



\$338,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Wet Bar		

Inclusions: Fridge, Stove, BI Dishwasher, Hood fan, Garburator, Window coverings, central vac & attachments, Underground sprinklers just in the front, Central A/C, 2 shed, Washer/Dryer, freezer in basement

This charming bungalow is loaded with major upgrades that add up to awesome value: a new furnace and hot water tank (2022), AC unit (2021), new shingles (2021), blown-in R50 insulation, updated metal-capped vinyl windows (2000), and a modernized basement bathroom that is pure joy! Outside, you'll find underground sprinklers in the front yard and a large parking pad in the back, big enough for a camper or RV. The refinished, permitted deck features low-maintenance composite planking, perfect for relaxing or entertaining. Situated on quiet Porter Place beside the huge Southview green space, this home is close to schools, daycares, and numerous other amenities on the south side of Medicine Hat. Inside, you'll love the coveted layout. The main floor features three bedrooms, a walk out dining room to the patio deck, and a bright living room with bay windows that open for fresh air - perfect for plants and warm fall afternoons. You will also find a vibey kitchen complete with plenty of cabinet space. The good-sized primary bedroom includes a 2-piece ensuite, and you'll find ample closet space throughout the entire home. A standout feature is the back entrance, offering private, separate access to the basement—ideal for extended family or future income potential. Downstairs, you'll find a fourth bedroom, a full 3-piece bathroom, a large rec room, a wet bar with matching stools, a laundry room with a workbench, and a separate cold storage room with shelving. This is a wonderful home and the perfect place to get started!