



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**266 Prospect Drive SW
Medicine Hat, Alberta**

MLS # A2343538



\$488,000

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow with Loft		
Size:	1,753 sq.ft.	Age:	1953 (73 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, Parkade		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), No Smoking Home, Walk-In Closet(s)		

Inclusions: Pergola, Hot Tub, Window Coverings

Tucked onto a great street with a lovely greenspace right across the way, this charming bungalow offers a surprisingly spacious and versatile layout in a location that's hard to beat. As you enter the home, the inviting living room is on the left, with the kitchen and dining area just across the entry. The kitchen has been nicely updated with oak cabinetry, pantry storage, new flooring, and newer appliances. The sunny dining area and breakfast seating make this a welcoming space for both everyday meals and gathering the family. The primary bedroom is generously sized with his-and-hers closets, while several of the additional bedrooms feature built-in shelving. One of the home's unique features is the added-on portion, which gives you even more usable space and flexibility. Here you'll find a back porch landing, 2 additional bedrooms, including a loft-style room, and a dedicated office area with two built-in desks. This area could lend itself well to a multigenerational family setup, a teen retreat, or simply a little more room for everyone to spread out. Downstairs, the partially developed basement offers even more flexibility with a large bedroom, spacious family room, laundry area, and plenty of storage. There's lots of room to customize the space to suit your needs and make it your own. Outside, the fenced patio area creates a private spot to enjoy the warmer months, complete with a hot tub, pergola and new iron gate. The detached double garage is a real bonus and is easily accessed from the paved back lane. There's also a concrete parking pad offering additional off-street or RV parking. The home has seen a number of important updates over the years, including two fully refinished bathrooms, a new furnace and hot water tank, custom blinds, updated electrical and plumbing, and fresh paint throughout. A cute home, a

great street, lots of space, and a location close to schools, shopping, restaurants, parks, and major amenities. If you're looking for something a little different, that is move-in-ready, this one is worth a look. Please note: Some photos have been virtually staged to help illustrate the potential use and layout of the space.