



GRASSROOTS
REALTY GROUP

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29 Cairns Way SE
Medicine Hat, Alberta

MLS # A2344158



\$328,500

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,163 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: C/A, fridge, stove, B/I dishwasher, B/I microwave, washer, dryer, garburator, central vac & attachments, window coverings & blinds, shed, UGS'S

\$5000 SHINGLE ALLOWANCE AWAITS A NEW BUYER !! WELCOME TO 29 CAIRNS WAY SE! This well-kept BUNGALOW offers a great opportunity for buyers looking for a comfortable home with plenty of potential! The MAIN FLOOR features 3 BEDROOMS (WITH "MAIN FLOOR LAUNDRY" IN ONE OF THE BDRMS), a 4-PIECE BATHROOM & an 2 PCE ENSUITE IN the good size primary bedroom! There's also NEWER WINDOWS on the main floor, that bring in plenty of natural light. Another great update is the FURNACE INSTALLED IN MAY 2022, and HWT NEW IN JULY 2026! The UNFINISHED BASEMENT provides a blank canvas with lots of opportunity to create additional living space, a family room, bathroom, 4th bedroom or storage to suit your needs. Outside, the FRONT SIDEWALK, STEPS and front patio have all been updated with NEW RUBBER PAVING! YOU'll appreciate the UNDERGROUND SPRINKLERS that make yard maintenance that much easier! The HUGE, BEAUTIFUL BACKYARD IS FULLY FENCED with maintenance free chain-link fencing and privacy slats, creating a great space for kids, pets or simply enjoying the outdoors. At the back of the property, you'll also find a PAVED PARKING PAD providing convenient off-street parking and TONS of room for a FUTURE GARAGE! This bungalow offers a functional main-floor layout, some great updates and plenty of opportunity to make it your own. CALL YOUR FAVOURITE REALTOR®; TODAY!