



GRASSROOTS
REALTY GROUP

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138 3 Street NW
Medicine Hat, Alberta

MLS # A2345100



\$325,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	931 sq.ft.	Age:	1947 (79 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	No Animal Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R LD
Utilities:	-

Inclusions: N/A

This well-maintained home offers plenty of character, upgrades, and a convenient location close to downtown and parks. The two main-floor bedrooms feature carpet over the original hardwood, while the main bathroom has been updated. The second main-floor bedroom provides garden-door access to the rear deck, complete with a retractable awning—perfect for enjoying the outdoors. The spacious living room offers a comfortable gathering space. The basement provides additional living space, including a suite that has seen many upgrades and renovations. The present owner has never rented the basement suite. Good-sized basement windows provide plenty of natural light. The backyard is private with a 12 X 22 single detached garage. Call to view this property.