



GRASSROOTS
REALTY GROUP

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**421 Aberdeen Street SE
Medicine Hat, Alberta**

MLS # A2345485

\$547,700

Division:	SE Hill		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,644 sq.ft.	Age:	1910 (116 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central a/c, hood, fan, 200 amp

Have you been waiting for a classic home on ABERDEEN ST with EVERYTHING updated? Then look no further, this 2.5 storey home is ready for its next owner. With over 2600 sq ft of living space above grade, and an additional 700 sq ft of usable basement space, this BEAUTIFULLY RENOVATED HOME has the room to live in that you won't grow out of. When I say everything has been updated I mean professionally and fully permitted updates including wiring (upgraded to 200 Amp panel with new meter base) , plumbing (new water meter) , plumbing stack , kitchen, bathrooms, windows, walls, floors, AC, high efficiency furnace, extra insulation….. and all BRAND NEW appliances too. Average utilities only \$390.00 per month ! Located in the always desirable SE HILL, this home is within easy walking distance to restaurants, retail shopping , multiple schools , professional services, and nature trails. The front veranda welcomes you in to a thoughtfully designed home. Stepping through the front door on Level 1 reveals a wide staircase leading up, with the bright and spacious living room to the right, a nice sized office or den adjacent to the living room, and a huge main floor bedroom as well. A short hallway takes us to an open kitchen / dining room with an amazing butler style pantry. Next to this there is a multi use space that leads out to the new deck , newly fenced yard , and new sod . Level 1 is completed with a full bathroom next to the multi-use / mudroom area. Heading back to the staircase takes us up to Level 2... where you will find an awesome primary bedroom with full ensuite featuring a beautifully tiled walk-in shower with dual sinks and a walk- in closet, 2 more good sized bedrooms, the third full bathroom, and a huge laundry room that overlooks the back yard and has access to a small deck as well. Level 3…..consists of a spacious loft with

all kinds of potential uses; Children's playroom , Art studio, even a Guest room (it has its very own 2 piece bathroom!) . And finally , there is a full usable basement ROUGHED IN AND READY for future development. Great SUITE POTENTIAL , extra living space , or just always needed storage space! This amazing 1910 home even has a poured concrete foundation estimated to have been done sometime in the 1950's. Take the opportunity to own a classic home in a GREAT NEIGHBOURHOOD without the concerns of doing repairs or updates for many years to come. AMPLE OFF STREET PARKING too! Quick Possession Available for this MOVE IN READY HOME ! ** NOTE: some photos are virtually staged**