



GRASSROOTS
REALTY GROUP

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111 10 Street SW
Medicine Hat, Alberta

MLS # A2346031



\$368,900

Division:	SW Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,175 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Heated Garage, Off		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage		

Inclusions: fridge, stove, B/I dishwasher, washer, dryer, 3 portable A/C's, basement freezer, desk, all shelving, shed, garage door opener & 1 remote

WELCOME TO THIS BEAUTIFULLY RENOVATED, BRIGHT & MODERN HOME ON THE POPULAR SW HILL! With extensive updates throughout, this home is ready for you to MOVE IN & ENJOY! Step inside to a bright living room that flows into the OPEN-CONCEPT KITCHEN & ATTACHED BUTLER PANTRY. The BRAND-NEW KITCHEN features QUARTZ COUNTERTOPS, SOFT-CLOSE CABINETS, a NEW FRIDGE & STOVE, pull-out recycling & garbage storage and a water line to the fridge. The main floor offers convenient LAUNDRY, a 2-PIECE BATHROOM and a spacious PRIMARY BEDROOM with WALK-IN CLOSET & BRAND-NEW 3-PIECE ENSUITE. Upstairs you'll find 2 MORE BEDROOMS and another BRAND-NEW 4-PIECE BATHROOM. Updates include NEW VINYL FLOORING, POT LIGHTS, WINDOWS on the main & upper levels, DOORS, PLUMBING, ELECTRICAL, KITCHEN & BATHROOMS! Outside features BRAND-NEW SIDING, a NEW DECK, VINYL FENCING and a LARGE YARD. There's also a SINGLE DETACHED HEATED GARAGE with plenty of EXTRA PARKING. With 3 BEDROOMS, 3 BATHROOMS and extensive renovations inside and out, this SW Hill home is ready for its next owners! CALL YOUR FAVORITE REALTOR® TODAY TO BOOK YOUR PRIVATE VIEWING!