



GRASSROOTS
REALTY GROUP

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437 1 Avenue NW
Medicine Hat, Alberta

MLS # A2346049



\$269,900

Division:	Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	1913 (113 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Soaking Tub		

Inclusions: Stand Up Freezer, coffee stand, bookshelf in dining area

Step back in time while enjoying the comfort and versatility of this charming 1913 Character Home. Many of the original features and character details have been thoughtfully maintained, giving this home a warm and distinctive feel that is hard to find in new construction. The main floor offers a welcoming kitchen dining area, family room and an additional dining or multipurpose space, providing plenty of room for everyday living and entertaining. The primary bedroom and a four-piece bathroom complete the main level. Upstairs, you'll find a second bedroom, a three-piece bathroom and an office that could easily be converted to another bedroom if needed - offering flexibility for a growing family, guests or those working from home. The lower level adds even more usable space with a large family room that could serve as an additional sleeping area, along with abundant storage, laundry and a convenient two-piece bathroom. Outside the large mature yard is one the home's stand out features, Surrounded by trees and offering excellent privacy, it provides a peaceful retreat right in the heart of the city. Situated in Riverside, one the city's older and more charming neighborhoods, your close to downtown, within walking distance of shopping and everyday amenities while still enjoying the atmosphere of a residential street. If you're looking for a home with history, character. space and plenty of potential this one is worth a look, Call today to book your private tour!