



GRASSROOTS
REALTY GROUP

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353 3 Street SW
Medicine Hat, Alberta

MLS # A2346921



\$370,000

Division:	SW Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,364 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Natural Woodwork, Separate Entrance		

Inclusions: Shed, underground sprinklers , kitchen island (on wheels)

This beautiful, very well maintained home offers 4 bedrooms, 2 1/2 bathrooms (one with a walk-in shower) and a double detached garage. Throughout the home you'll find some original charm including pocket doors, window seats, trim work and glass doors. The upper level features 2 bedrooms, a full bathroom, and a fantastic bonus space complete with a sink- a perfect creative workspace or plant room! The main floor has a spacious entrance, comfy living room with a gas fireplace, an open kitchen, a sunny dining space and a full bathroom with walk-in shower and heated tiled floor. There's also a bedroom and a dedicated laundry room on the main floor. Off the laundry/mud room, there's a large deck, fully fenced yard with underground sprinklers and a double heated detached garage. The basement offers a spacious bedroom with an adjoining bonus room that provides excellent flexibility. Use it as a walk-in closet, home office, business space, hobby room or even additional guest accommodations with the added convenience of direct bathroom and exterior access. This is a well cared for, versatile home with plenty to offer and is ready for it's next owners to call it home.