



GRASSROOTS
REALTY GROUP

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337 8 Street SW
Medicine Hat, Alberta

MLS # A2346973



\$349,000

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Control, Underground Sprinklers & Timer

UPDATED SW HILL BUNGALOW ON A BEAUTIFUL MATURE LOT! Welcome to 337 8 Street SW! Set on an oversized, mature lot along a beautiful tree-lined street, this updated bungalow offers plenty of space, character, and a fantastic SW Hill location close to Connaught School, Medicine Hat High School, Hill Pool, the Medicine Hat Regional Hospital, and shopping! Step inside to find original hardwood floors, fresh paint, and a bright, spacious living room highlighted by a huge picture window that fills the space with natural light. The generous dining area offers plenty of room to gather with family and friends and provides direct access to one of the home's two decks. The kitchen has been refreshed with crisp white cabinetry and new black hardware, giving it a clean, updated look. Two comfortable bedrooms and an updated 4-piece bathroom complete the main level, with the bathroom featuring a brand-new tile tub surround for a fresh, modern finish. Downstairs, you'll be pleasantly surprised by just how bright and spacious it feels! A huge family room provides plenty of room for movie nights, a games area, or a comfortable hangout space. You'll also find two additional bedrooms, a 3-piece bathroom, laundry area, and plenty of storage. With four bedrooms and two full bathrooms, there's room for the whole family! Outside is where this property really shines. The large, mature, fully fenced yard offers tons of space to relax, entertain, garden, or simply enjoy the outdoors. With two decks, including a covered deck plus a patio, there are multiple spots to sit back and enjoy the beautiful yard. A single detached garage with alley access provides additional parking and storage (garage roof replaced 2 years ago). With its fantastic SW Hill location, oversized mature lot, original hardwood floors, fresh updates, four bedrooms, two

bathrooms, and incredible outdoor space, this charming bungalow has so much to offer and is ready to welcome its next owners!