



GRASSROOTS
REALTY GROUP

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**167 Primrose Drive SE
Medicine Hat, Alberta**

MLS # A2346974



\$429,000

Division:	Connaught		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,635 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Corner Lot, Front Yard, Landscaped, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: n/a

Located in the desirable Connaught area, this quality built 1,635 sq. ft. bungalow is being offered for the first time and is filled with character, timeless style, and plenty of potential. Almost completely original, this well maintained home offers a unique opportunity to own a spacious bungalow with classic features throughout. Situated on a generous corner lot, the home stretches nearly across the entire property and features a great sized double attached garage, with the opportunity to add a heater and make it even more functional. Outside, you'll appreciate the mature trees, concrete patio, garden area, and storage shed. Step inside and the character of this home truly shines. The large, thoughtfully designed entry provides plenty of room to welcome guests, while the sandstone fireplace and designer wallpaper add a timeless touch. The bright main living room features large windows that fill the space with natural light, custom window coverings, and a seamless connection to the formal dining area. The cozy yet functional kitchen provides ample space for preparing family meals and is conveniently located beside the sunken family room. Here you'll find another fireplace and patio doors leading outdoors, creating a comfortable space for relaxing or entertaining. The spacious primary bedroom is impressive for a home of its era, offering generous closet space and a convenient 3-piece ensuite. Two additional well-sized bedrooms and a 4-piece main bathroom complete the main level. A wide staircase leads to the lower level, where you'll find a large family or games area with plenty of windows and a snack bar. For additional cooking space or extended family living, the lower level also features a full kitchenette, a second 4-piece bathroom, and three large bedrooms. Convenience is built into the layout, with access from the double garage to both the main and lower

levels. If you're looking for a spacious, character filled home in the established Connaught area, this bungalow offers generous living space, six bedrooms, multiple gathering areas, and plenty of original charm.