



GRASSROOTS
REALTY GROUP

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227 4 Street SW
Medicine Hat, Alberta

MLS # A2347625



\$334,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,256 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Soaking Tub, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer & Dryer, Window Coverings, Central A/C, Shed, Garage Door opener and 1 remote, BBQ, Lawn Mower

Ideally located on the SW Hill, this spacious bungalow sits on a massive 75'x125' lot and boasts high-value updates including a recently replaced furnace, central air conditioning, hot water tank, shingles, and newer windows. Inside, the home offers a welcoming, light-filled layout complete with durable laminate flooring and refreshed paint. A large living room flows effortlessly into a bright dining area and a functional kitchen equipped with stainless steel appliances, making it perfect for both daily living and entertaining. The main floor also features a beautiful four-piece bathroom with a generous linen closet, a practical back entry mudroom, and two bedrooms, including a master retreat with a built-in closet organizer. The finished basement adds excellent functional square footage with two additional bedrooms, a laundry area, plenty of storage space, and room dedicated for a future bathroom if desired. Outdoor living is a breeze with a fantastic back patio featuring a covered space for summer relaxation, plenty of green space, and a large side yard equipped with a substantial storage shed, ideal for a dog run, garden, or play area. Providing exceptional utility, the exterior includes abundant off-street and RV parking at both the front and back, alongside a 28'x26' detached garage currently utilized for secure parking and a functional workshop space. (Some photos have been virtually staged) Call an agent today to schedule your private viewing!