



**GRASSROOTS**  
REALTY GROUP

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362 7 Street SE  
Medicine Hat, Alberta

MLS # A2347669



**\$249,500**

|           |                                            |        |                    |
|-----------|--------------------------------------------|--------|--------------------|
| Division: | SE Hill                                    |        |                    |
| Type:     | Residential/House                          |        |                    |
| Style:    | 2 Storey                                   |        |                    |
| Size:     | 1,553 sq.ft.                               | Age:   | 1912 (114 yrs old) |
| Beds:     | 4                                          | Baths: | 2                  |
| Garage:   | Single Garage Detached                     |        |                    |
| Lot Size: | 0.10 Acre                                  |        |                    |
| Lot Feat: | Back Lane, City Lot, Few Trees, Landscaped |        |                    |

|             |                            |            |      |
|-------------|----------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas    | Water:     | -    |
| Floors:     | Carpet, Hardwood, Linoleum | Sewer:     | -    |
| Roof:       | Asphalt Shingle            | Condo Fee: | -    |
| Basement:   | Full                       | LLD:       | -    |
| Exterior:   | Stucco                     | Zoning:    | R-LD |
| Foundation: | Brick/Mortar               | Utilities: | -    |
| Features:   | See Remarks                |            |      |

**Inclusions:** Fridge, Stove, Washer, Dryer, Dishwasher ( appliances are in good working order but are as is) Window coverings, Garage door opener plus 1 remote, 2 Storage sheds

You will fall in love with this charming character home situated on a quiet, tree-lined street on the SE Hill. Priced with room to complete some updates, this home offers excellent bones and plenty of potential for the new owner. It has been lovingly cared for by the same owners for the past 55 years, a true testament to the quality and care this home has received over the years. The main floor features a formal dining area, main-floor laundry, and a convenient butler's pantry. Upstairs you'll find a full bathroom and four bedrooms—a rare and desirable feature in a home of this age. The basement is largely unfinished, providing an opportunity to develop additional living space, and already includes a shower, tub, and toilet. The furnace and hot water heater have been upgraded over the years. The 60-amp electrical panel will require upgrading by the new owner ( At the buyers expense). Outside, the property offers a fenced yard and a 16 by 24 detached garage. A great opportunity to own an affordable character home with excellent potential in a desirable SE Hill location. Don't miss out on this very well-priced property!