



GRASSROOTS
REALTY GROUP

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44 8 Street NE
Medicine Hat, Alberta

MLS # A2347899



\$489,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,624 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	3
Garage:	Alley Access, Driveway, Off Street, On Street, Oversized, Parking Pad, RV Access		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, See Remarks, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Central AC, Window Coverings, Mirror in primary bedroom, ornamental stove in sunroom

This Gorgeous Bungalow has been completely renovated while still maintaining all of the character and charm that make these homes so special! Situated on a lovely street along with some of the cities most beautiful character homes. This home welcomes you in to a light filled front entry that leads to the large living room with stunning wood beamed ceiling detail and a stone fireplace that anchors the space, flowing into the large formal dining room that also showcases the ceiling beams and wood plank with open access to the large kitchen. Fully updated with cabinetry that offers a modern yet timeless feel, the kitchen has plenty of counter space, updated appliances, desk nook, coffee bar, and large glass patio doors that lead out to the large 3 season sunroom; this is the absolute perfect place for your morning coffee or a lazy day with your favourite book! A cute main floor laundry room is tucked away at the end of the hallway and includes a sink for quick wash ups. The primary bedroom could be your own private retreat with loads of space for a king sized bed and other furniture, a walk through closet and beautifully updated 3 piece ensuite with walk-in shower. Also on the main, you will find the most charming second bathroom with clawfoot tub, and the second bedroom. The finished basement is as spotless as the rest of the home and includes a craft/office nook, the third full 3 piece bathroom, a cozy den, and ample storage. The cute attic space isn't currently heated, but could be further updated to use as an extension of your living space, or simply use it for additional storage. Step outside to the most beautiful yard with a new fence surrounding the oversized lot, green lawn, garden space, trees, patio and storage shed built right in to the side of the house. In addition to the front driveway, there is loads of parking space in the back and room to build your future

dream triple or double garage! This home has been meticulously renovated and cared for to bring it up to modern day standards and comfort, all while making sure to retain the charm of days gone by. Gorgeous original details like the stone on the exterior and fence are things you won't find on just any home! Not only has this home been extensively renovated inside and out, all major systems such as furnace, air conditioner, plumbing and electrical have also been updated. You don't want to miss this one!