



GRASSROOTS
REALTY GROUP

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**218 Carry Drive SE
Medicine Hat, Alberta**

MLS # A2348152



\$429,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,126 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Faces Rear, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Laminate, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: FRIDGE, STOVE DISHWASHER , MICROWAVE , SHED, GARAGE DOOR OPENER (1), WORKBENCH IN GARAGE

Create your next home in this SPACIOUS , RENOVATED, LOW MAINTENANCE 4 level split! This home has the perfect family layout. There is a bright and open main floor living / dining area, an updated kitchen with a full appliance package, and a convenient tiled space by the back door for those rainy / snowy days . The upper level holds 3 bedrooms , including the Primary with a 2 piece ensuite, and an updated full bathroom with tile tub surround. The third level holds the laundry room, a 4th bedroom , the 3rd bathroom with tiled walk-in shower, and an office. The fourth level has a spacious family room , utility room with additional storage space, and a flex room which could be used as an additional bedroom or guest room (note; the window does not meet current day egress codes). So many different living spaces in this style of home ! 1126 sq ft above grade PLUS another 924 sq ft below grade equals almost 2000 sq ft of usable space ! There have been numerous significant updates done including furnace and AC in 2017, windows and shingles in 2020, kitchen , bathrooms , and all flooring recently done as well (no carpet !). To complete the package there is newly surfaced back deck, a 22 x 24 detached double garage, and a fully xeriscaped yard front and back. Additional parking provided by a full sized front driveway, and even the back alley is paved! Close to multiple schools, shopping , walking / biking paths , and all of the restaurants and professional services the south side of town has to offer. Quick possession available!