



GRASSROOTS
REALTY GROUP

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729 3 Street NW
Medicine Hat, Alberta

MLS # A2349424



\$412,800

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: F

Welcome to 729 3rd Street NW, Medicine Hat, a beautifully renovated 1,144 sq. ft. bungalow nestled on a charming tree-lined street in a desirable northwest location. Combining modern updates with timeless comfort, this move-in-ready home offers 4 bedrooms and 2 full bathrooms, making it an excellent choice for families, professionals, or anyone seeking stylish and functional living space. The bright and inviting main floor features three spacious bedrooms, including a generous primary suite complete with a convenient 2-piece ensuite. The fully renovated kitchen boasts contemporary cabinetry, updated finishes, and brand-new stainless steel appliances. Adjacent to the kitchen, the spacious dining area provides the perfect setting for family meals and entertaining guests. The welcoming living room is highlighted by a cozy wood-burning fireplace, creating a warm and inviting atmosphere. Downstairs, the fully finished basement offers even more living space with a large family room featuring a second wood-burning fireplace, an additional bedroom, a 3-piece bathroom, and plenty of flexibility for guests, a home office, or recreation. Outside, you'll appreciate the fully fenced backyard, providing privacy and room for children, pets, and summer gatherings. The single attached garage adds convenience and storage, while recent exterior upgrades, including a brand-new garage door and opener, enhance both functionality and curb appeal. Extensive renovations throughout include new windows, a brand-new metal roof, modern finishes, and new stainless steel appliances, giving you peace of mind for years to come. Situated on a beautiful mature, tree-lined street, this exceptional bungalow is truly move-in ready. Don't miss your opportunity to own this beautifully updated home in one of northwest Medicine Hat's most established neighbourhoods.

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