



GRASSROOTS
REALTY GROUP

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410 4 Avenue SW
Medicine Hat, Alberta

MLS # A2350686



\$389,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,413 sq.ft.	Age:	1952 (74 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: window AC (as-is), window coverings

BRAND NEW KITCHEN CUPBOARDS AND COUNTERTOPS! A rare opportunity on the Southwest Hill! Situated on an impressive 100' x 125' corner lot, this spacious 1,413 sq. ft. bungalow offers a combination of location, lot size, character, and future potential that is increasingly difficult to find in Medicine Hat. With great curb appeal and classic mid-century bungalow vibes, this property offers plenty of space to enjoy today while providing an exciting opportunity to make it your own over time. Inside, the main floor features vinyl plank flooring throughout and a functional layout highlighted by an exceptionally large living room and formal dining area. Large windows overlooking the backyard bring in plenty of natural light and help showcase just how much outdoor space this oversized property has to offer. The kitchen is functional and includes a full appliance package. Three well-sized bedrooms are located on the main floor, including a spacious primary bedroom complete with a walk-in closet and 2-piece ensuite. A 4-piece main bathroom with tiled flooring completes the level. Downstairs, you'll find even more usable space with a large secondary living area, summer kitchen, two additional bedrooms, and another 4-piece bathroom - providing plenty of flexibility for a growing family, guests, hobbies, or additional living space. The home also features a single attached garage and a functional sunroom offering an opportunity to create a unique sitting area, reading room, or additional flex space. What truly sets this property apart is the lot. At 100' x 125', the expansive yard creates a sense of space and privacy rarely found within the city, particularly in this desirable Southwest Hill location. Whether you're looking for a solid home to enjoy as it sits or a property with the space and potential to transform into something truly

special, this is an opportunity that is difficult to replicate.