



GRASSROOTS
REALTY GROUP

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**574 1 Street NW
Medicine Hat, Alberta**

MLS # A2221052



\$399,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,212 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Views		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Brick bungalow/garage with view of South Saskatchewan River where thousands of geese winter. Front veranda. Living room with large windows/high ceiling and Lennox 2 ton Ductless split air conditioning. Formal dining room. Kitchen with fridge and stove. 4 pcs. main bathroom, 2 bedroom, primary bedroom with 2 pcs. ensuite, Basement with family room (need carpet and little drywall job are reflected in price), 2 bedroom (windows are not egress). Boiler heating system, newly replaced in Sept 2023, they are 2 new Grundfos pump, new expansion tank, new wiring pump to boiler. New hot water tank in December 2024. New washer in January 2025. Very large back yard, fenced, underground sprinklers, room to build extra garage. City hall Utilities, gas, electricity, water, sewer, garbage average \$330 a month. Beautiful location with river trails steps away from the front of the house. Minutes drive to city hall/downtown, Big Marble Go Center, Co-op Place and highway. Pictures are from before tenant moved in.