



**GRASSROOTS**  
REALTY GROUP

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**7 Valleyview Drive SW  
Medicine Hat, Alberta**

**MLS # A2222531**



**\$354,900**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Driveway, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Interior Lot, Landscaped, Lawn, P		

<b>Heating:</b>	High Efficiency, Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	Drinking Water, Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbag
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, See Remarks		

**Inclusions:** N/A

Beautiful home with an amazing back yard and deck. Spectacular view of the river valley. Total of 4 bedrooms with many upgrades throughout this fine home, including a new high efficient furnace, flooring and paint. Good sized single car garage and off street parking. You better take a look today.