



GRASSROOTS
REALTY GROUP

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**276 Connaught Drive SW
Medicine Hat, Alberta**

MLS # A2222818



\$245,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Connaught | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 968 sq.ft. | Age: | 1957 (68 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Concrete Driveway, Off Street | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Level, Street Lighting, Treed, Views | | |

| | | | |
|--------------------|-----------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

| | |
|--------------------|-----------------|
| Inclusions: | As is where is. |
|--------------------|-----------------|

Step into this inviting 3-bedroom, 1.5-bathroom home, perfectly situated in a great neighborhood. Upstairs, you'll find a well-designed layout featuring a functional kitchen, a bright dining area ideal for family meals, and a cozy yet generous living room just off the main entry—perfect for welcoming guests or relaxing at the end of the day. Two comfortable bedrooms and a full 4-piece bathroom complete the upper level. Downstairs offers even more space to enjoy, with a warm and versatile family room, a third bedroom that's perfect for guests or a home office, a convenient laundry room, and storage to keep everything organized. Outside, the backyard truly shines as a private retreat. Lush greenery surrounds a thoughtfully designed outdoor space, offering a peaceful atmosphere for morning coffee, weekend barbecues, or simply unwinding. Located close to downtown, schools, daycares, and shopping, this home combines everyday convenience with cozy charm, making it an ideal choice for families, professionals, or anyone looking to enjoy the best of both comfort and location. Don't miss the opportunity to make this lovely home your own.