



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**252 7 Avenue NW  
Medicine Hat, Alberta**

**MLS # A2225776**



**\$465,000**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** N/A

Completely Rebuilt with Purpose & Precision &ndash; Like New from Top to Bottom. Step into what feels like a brand-new home in the heart of a mature neighborhood. This exceptional 5-bedroom, 2.5-bath bungalow has been meticulously gutted and rebuilt with no detail overlooked. Every element of this home reflects a thoughtful, high-quality renovation&mdash;from the inside out. Enjoy peace of mind with all-new electrical, plumbing, furnace, central A/C, shingles, and vinyl windows. Enhanced insulation in both the walls and attic ensures year-round energy efficiency and comfort. The craftsmanship and care invested in this rebuild go far beyond the cosmetic&mdash;this is a home designed to stand the test of time. The open-concept main floor offers a modern, airy layout perfect for everyday living and entertaining. The interior is bright and welcoming, with updated lighting and fresh finishes that bring warmth and character to every space. Outside, the attention to detail continues. A 24x26 detached garage with 9&rsquo; ceilings provides ample space for storage or a workshop. The beautifully landscaped yard offers both privacy and curb appeal, with room for trailer parking as an added bonus. This is more than a renovation&mdash;it&rsquo;s a reinvention. Come see the unmatched quality, comfort, and care for yourself.