



GRASSROOTS
REALTY GROUP

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**16 Red Deer Drive SW
Medicine Hat, Alberta**

MLS # A2234661



\$389,900

Division:	SW Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,172 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Interior Lot, Street Lighting, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: Chest freezer

Discover this beautifully maintained 4-level split home offering stunning river views and exceptional curb appeal. Nestled in a quiet, centrally located neighbourhood, this home features 3 spacious bedrooms and 2.5 bathrooms, including a rare bathroom in the oversized single garage—perfect for hobbyists or a workshop setup. Step inside to enjoy modern updates throughout, including durable laminate flooring, a high-efficiency furnace, tankless hot water system, and newer shingles. The fully fenced backyard provides a private oasis for relaxing or entertaining, while the circular driveway offers convenient and ample parking. This home combines comfort, functionality, and charm in a serene setting—don't miss your chance to make it yours!