



GRASSROOTS
REALTY GROUP

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

**202 7 Street NW
Medicine Hat, Alberta**

MLS # A2235412



\$399,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Northwest Crescent Heights | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 1,236 sq.ft. | Age: | 1958 (67 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Irregular Lot, Lawn, Private, Underground Sprinklers | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | - |
| Basement: | Crawl Space, Finished, Partial | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, No Animal Home, No Smoking Home, Solar Tube(s), Vinyl Windows | | |

Inclusions: Underground Sprinklers, Garage Opener(s) and Remotes, Shed, Window Coverings, Central Air Conditioner, garbage compactor (does not work), dry bar, ceiling fans, freezer chest in basement, bar stools, hood fan, heater in garage (does not work and is not to code).

OPEN HOUSE SUNDAY JULY 27 1:00-3:00PM. Step into this solid 4-bedroom, 2-bathroom home featuring a 2016-built double garage as well as a detached single garage. This home has been upgraded by new vinyl siding and windows (2022), plus updated soffit, fascia, doors, furnace, AC, and water heater (2006). Real hardwood floors lie beneath carpets in the living and bedrooms, while a sturdy 100-amp electrical panel, poured concrete foundation, metal window cladding, tar-and-gravel roof, and expansive crawl space ensure lasting durability. The home is bathed in natural light, and the fully fenced backyard is ideal for entertaining. Underground sprinklers add ease to maintaining the yard and the location is ideal! Situated in a quiet neighbourhood close to transit, walking trails, schools, and shopping! This meticulously maintained residence has been a non smoking and no-pet home and is ready for its new owner!