



GRASSROOTS
REALTY GROUP

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**474 10 Street SE
Medicine Hat, Alberta**

MLS # A2238132



\$439,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,310 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: fridge (2), stove (2), dishwasher, central a/c, garage heater, garage door opener w/control, window coverings/blinds

Take a look at this 1310 Sq Ft bungalow with non-conforming basement suite within walking distance to schools, shopping, parks, and more! Located on the SE Hill, this beautifully upgraded home offers a terrific layout both up and down with comfortable living space, an attached single-car heated garage (new concrete driveway), and a 20 x 24 heated, detached double garage (built in 2021). The home was completely renovated in 2017-18 with modern finishes, new windows, 2 furnaces, flooring, spray foam insulation on all exterior walls (up and down), and the list goes on. The main floor is host to 3 bedrooms and 1 bathroom, while the basement is host to 1 bedroom (incredible walk-in closet), 1 bathroom, and a full kitchen with common area laundry. Perfectly set up for income or extended family living, you will not be disappointed. The yard is fully fenced, and there are all kinds of parking options. Average monthly utilities are approximately \$370. Contact your local neighbourhood REALTOR® today!