



GRASSROOTS
REALTY GROUP

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403 11 Street SE
Medicine Hat, Alberta

MLS # A2239970



\$349,900

Division:	SE Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	993 sq.ft.	Age:	1947 (78 yrs old)
Beds:	3	Baths:	1
Garage:	Heated Garage, RV Gated, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot, Treed, Underground Sp		

Heating:	Forced Air
Floors:	Hardwood
Roof:	Metal
Basement:	Full, Unfinished
Exterior:	Wood Frame
Foundation:	Other
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, B/I Microwave, Washer, Dryer, Central Air Conditioning, Window Coverings, Garage Heater, Underground Sprinklers & Timer, 2 Storage Sheds, Barbeque

Welcome to the home you've been waiting for! This delightful One & a half storey home blends timeless character with modern comforts, nestled in the highly sought-after SE Hill neighbourhood - a community known for its mature tree-lined streets, friendly atmosphere, and sunny disposition. Upon arrival you'll immediately see that the exterior of the home has been meticulously maintained and updated, with newer metal roof and an immaculate mature yard with new fence and underground sprinklers. The street appeal is everything you could hope for in this wonderful neighbourhood. Step inside to immediately find a modern kitchen with a full appliance package and an open view to the generous sized livingroom. The classic hardwood floors provide a cozy, traditional feel while accommodating modern furnishings. The primary bedroom is conveniently located on the main floor, with quick access to the updated 4pc bathroom. A handy mudroom at the back of the home provides seasonal storage and space for the kids to drop their backpacks before they head upstairs to their 2 spacious bedrooms. The basement provides clean useable square footage for storage, as well as a laundry space with washer & dryer included. This home boasts numerous updates including furnace (approx 10yrs old), HW Tank (approx 5 yrs old), some newer windows, 100amp service, and more. The yard is a dream, with underground sprinklers and featuring an incredible 36x14 detached heated garage and two storage sheds, as well as a concrete patio pad with BBQ included. The new fence also has a large gate that swings open allowing for RV PARKING inside your fenced backyard. Nothing left to do here - just move in, put your feet up, and enjoy one of the best homes to come available on the SE Hill in quite some time!

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