



GRASSROOTS
REALTY GROUP

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

**536 Belfast Street SE
Medicine Hat, Alberta**

MLS # A2240480



\$499,900

Division:	SE Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Natural Woodwork		

Inclusions: Front Entrance Antique Wardrobe Closet

Welcome to this beautiful character home in the heart of the tree-lined streets of the SE Hill. This brick home has been well cared for, and includes many updates throughout. Main floor has lovely space for entertaining, and the large covered backyard deck provides the perfect spot to enjoy the summer months. The well appointed modern kitchen ties in seamlessly with the craftsmanship of the original woodwork and finishing. Some of the windows are newer, while the classic leaded glass windows have been preserved. The kitchen includes new stove, fridge/freezer, and under counter lighting. The back entrance has a convenient 2 piece powder room. The second floor has 3 bedrooms, and the balcony provides a peaceful spot to enjoy the neighborhood view. Second floor has a spacious bathroom with laundry. Master bedroom has a modern 3 piece ensuite. Built-in closets with drawers make excellent use of space in the bedrooms. The double 20 x 22 all-brick detached garage includes newer doors and openers. Call your real estate agent today to book a viewing.