



GRASSROOTS
REALTY GROUP

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

**2 Stafford Street SE
Medicine Hat, Alberta**

MLS # A2241209



\$399,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,015 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: SHED, PLAY STRUCTURE

This charming bilevel is ready and waiting for your vision and personal touch. The extremely private backyard is fully landscaped, fenced and features underground sprinklers and a covered deck. Inside, the cozy living room has loads of sunlight from the big picture windows and connects to the eat in kitchen with access to the deck. Down the hall, you'll find a large primary with deep closet, a second bedroom and a full 4pc bathroom. Downstairs is home to the family room, ideal for family movie nights, as well as workshop that could be reconfigured into another bedroom. There is access to the attached 24x24 garage from the lower level, as well as a laundry room, 3pc bath awaiting the finishing touches. With so much potential, this home is a great find in a great location, near schools, playgrounds and all the south side amenities!