



**GRASSROOTS**  
REALTY GROUP

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**12 5 Street SW**  
**Medicine Hat, Alberta**

**MLS # A2243969**



**\$300,000**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Heated Garage, Insulated, Off Street, Parking Pad, Single L		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Dog Run Fenced In, Landscaped, Lawn, Rectangular Lot, Standard Shaped L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home, Storage		

**Inclusions:** OTR Microwave, Kitchen Island/Wood Counter Chart, Antique Fireplace Inserts (2) "as is", Fire Pit "as is", Dog House (Negotiable), Garage Heater, Garage Work Bench and Wood Shelving, Garage Door Opener with Remote, Curtain Rods with Transparent Drapes.

Welcome to a home where history and modern comfort intertwine effortlessly. As you enter the enchanting front sunroom, sunlight cascades through the exquisite original windows, illuminating the rich hardwood floors beneath your feet. The gentle click of an original Yale latch greets you as you open one of the solid wood doors—a subtle reminder of the enduring legacy held within these walls for over a century. Inside, the spacious living room invites you to settle in, anchored by a striking brick fireplace facade that radiates warmth and charm. Just off of the living area, a sun-dappled den or office features its own character-filled brick fireplace—perfect for quiet mornings or creative afternoons. While not a dedicated bedroom, this space offers flexibility for guests or a peaceful retreat. The formal dining room feels both timeless and intimate, complete with a cozy end-wall nook perfect for a buffet hutch or coffee bar. A large walk-in pantry with generous shelving connects just off the dining space, offering convenient storage and flow. In the heart of the home, the thoughtfully updated kitchen balances modern convenience with vintage character. A white subway tile backsplash, stainless steel appliance package, and gas stove (with optional electrical outlet for conversion) provide style and functionality. Ample cabinetry and pantry closet with pullout drawers offer abundant storage, while dual sinks add a practical touch. Just beyond, a back entry sunroom—bright and breezy—opens gracefully to the backyard, creating the perfect indoor-outdoor connection for hosting or relaxing. The main floor bedroom is serene and softly lit, positioned near a charming 4-piece bathroom that has been updated. With a tub and shower combo surrounded by classic tile extending to the ceiling, and a newer toilet, the space blends timeless style with a touch of

modern refresh. Downstairs, discover a large bedroom with an egress window and spacious closet with lighting. The lower level also offers a dedicated laundry area, workshop, and additional storage space—alongside numerous mechanical updates: vinyl windows, copper plumbing, an updated plumbing stack, and updated electrical and 100 AMP panel. Outside, the backyard is a private sanctuary with a charming patio, firepit, lush green lawn, and even a large space for a dog run with a quaint doghouse. The oversized (22x22) single garage is heated, insulated, and recently topped with brand-new shingles. (The house shingles have also been recently inspected and maintained by a professional roofing company.) Nestled in the heart of SW Hill, this property is just a short walk to the beloved spots like Swirls Ice Cream, nearby parks, schools, churches, and Medicine Hat’s vibrant downtown. It’s a location that feels like a true neighborhood—rich with history, character, and community. This is more than a house—it’s a home that tells a story. Contact your real estate agent today to experience its timeless charm in person.