



GRASSROOTS
REALTY GROUP

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**304 Fleet Street SW
Medicine Hat, Alberta**

MLS # A2245266



\$229,900

Division:	SW Hill		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,363 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot, See Remarks		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	R-LD
Foundation:	See Remarks	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Vinyl Windows		

Inclusions: custom blinds, 2 sheds, raised garden beds, second fridge

Very Nice home in Tower Estates. Numerous renos, very neat and clean. 1363 sqft 3 bd 2 full bath. Full laundry. Both front and rear storage / porches . Large master bedroom with full ensuite!. Beautiful kitchen layout with breakfast bar seating. Large living room and dining areas for time with family or just relaxation. Yard includes 2 sheds, raised garden beds and fully fenced for your pets. new siding with 1.5" insulation beneath, new windows / doors throughout, new quiet unit central air. Land included, no lot fees. RENOVATIONS: Shingles (1/2 roof completed) Apr 7/21 Windows and doors May 31/19 Siding with 1 1/2 inch insulation May 31/19 Deck and concrete pad July 2/20 Central air July 21/23 Custom blinds Nov 6/19 Call today to view!!