



GRASSROOTS
REALTY GROUP

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702 8 Street SW
Medicine Hat, Alberta

MLS # A2245963



\$284,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,320 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: Garden shed

Well built and spacious 4 bedroom raised bungalow conveniently located on a quiet SW Hill street near the hospital. Good quality, high wind resistant shingles installed about 5 or six years ago. The electrical service was just upgraded to 100 amp service and main floor plugins updated (est. approx. \$7,500 Quickway Electrical). Large 65 X 125 lot with RV Parking and lots of off street parking if needed. Hardwood floors under carpet in hallway and 3 main floor front bedrooms. New carpets installed in hallway and bedrooms. This home is in very clean condition with original woodwork and cabinets also in really good condition. The large country kitchen has solid oak cabinets in very good condition as well as new stainless steel appliances. New air conditioning also installed within past six months along with new R50 insulation added to attic as well as 4 large old trees removed for safety purposes. Complete new stainless steel appliance package is also included. Cozy and bright front living room. The exterior is vinyl and brick with all windows metal clad. Basement windows are also large and therefore letting in lots of light (this is a benefit of a raised bungalow). There could easily be a studio suite (when renovated) in the bright basement with its own private entrance and this may be convenient for a family member or as additional income potential. This home enjoys "good vibes" and should be well received in today's market. Reportedly around \$45,000 was invested into this property within last six months