



GRASSROOTS
REALTY GROUP

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13 Violet Court SE
Medicine Hat, Alberta

MLS # A2248730



\$548,900

Division:	Connaught		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,261 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Vinyl Windows, Wet Bar		

Inclusions: Fridge, Stove, BI Dishwasher, OTR Microwave, Central A/C, Garage Door openers and remote, Bar fridge downstairs, Shed, Window Coverings, pergola, central vacuum & attachment, TV mount in basement bedroom

If you've been waiting for a beautifully updated home in the sought-after Connaught area—this is one you have to see! This 4-level split has been fully TRANSFORMED with no detail overlooked. From top to bottom, everything was updated in 2014, giving you the feel of a brand-new home tucked into one of Medicine Hat's most established neighbourhoods. Step inside and you'll love the modern touches: quartz countertops in the kitchen and all bathrooms, hand-rubbed maple floors, stylish 12x24 tile, and a sleek stainless steel appliance package. Every major system has been replaced too—windows, doors, furnace, A/C, wiring, plumbing, insulation, and drywall. Even the driveway and sidewalks were redone! In the last couple years a Front entrance was added to further elevate this perfect home!! The third level walkout leads you right into your backyard, while a stunning gas fireplace adds cozy charm inside. It truly feels like new construction, but with the character and convenience of a mature neighbourhood. Homes like this don't come up often in Connaught—don't miss your chance to make it yours. Call today to book your private showing!