



**GRASSROOTS**  
REALTY GROUP

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**333 Aberdeen Street SE  
Medicine Hat, Alberta**

**MLS # A2249781**



**\$409,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Crown Molding, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** fridge, stove, dishwasher, central a/c, window coverings, washer/dryer

This beautifully updated home combines modern touches with timeless character, creating a warm and inviting atmosphere. Located in the highly desirable SE Hill neighborhood, this property offers a perfect blend of style and comfort. The charming brick exterior and mature yard provide wonderful curb appeal, while inside you'll find three spacious bedrooms and two well-appointed bathrooms. The main living areas showcase rich hardwood flooring that enhances the cozy feel of the home. The kitchen is equipped with brand-new appliances, adding convenience and a touch of luxury to your everyday life. Downstairs, the basement features a comfortable family room, perfect for movie nights or relaxing with friends. A single detached garage adds practicality, while the location ensures you are close to everything this sought-after area has to offer. This is truly a home where classic charm meets modern living.