



GRASSROOTS
REALTY GROUP

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530 10 Street SE
Medicine Hat, Alberta

MLS # A2252087



\$428,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,314 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Boiler, Natural Gas
Floors:	Carpet, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Fridge, Stove, Microwave hood fan, BI dishwasher, Ceiling Fan, Central Air, Garage door opener & remote, Window coverings, Reverse Osmosis water softener, in-floor garage and basement heat, Washer, dryer, Shed, Hot Tub & Chalet

Tucked away on a quiet dead-end street, this fantastic home offers the best of both worlds: modern design in an established community. Step inside and you'll immediately notice the vaulted ceilings and skylights that flood the main floor with natural light, highlighting the beautiful hardwood floors throughout. With over 1,300 sq. ft. on the main level, the layout is spacious and functional—featuring 3 bedrooms, convenient main floor laundry, and an attached heated garage. The kitchen and living areas are designed for connection, making this a home where memories are meant to be made. The basement is left undeveloped, giving buyers the opportunity to build instant equity while tailoring the space to their own lifestyle—whether it's a games room, home gym, or additional bedrooms. Outside, the low-maintenance yard is ideal for busy homeowners, yet still offers plenty of room for an additional garage or workshop if desired. With newer shingles, thoughtful upgrades, and a location close to everything you need, this home is move-in ready with incredible potential for the future. Affordable, and full of opportunity—this one is a must-see!