



**GRASSROOTS**  
REALTY GROUP

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**333 9 Street SW  
Medicine Hat, Alberta**

**MLS # A2255284**



**\$268,000**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	896 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home		

**Inclusions:** none

This 896 sq.ft. bungalow is situated in a quiet, established neighborhood on the SW Hill. It offers 2 bedrooms on the main level along with a bright kitchen, large living room and a 4-piece bath. The basement is totally developed with a kitchenette, family room (could be another bedroom), a spacious laundry area, bedroom and another 4-piece bath. Original well-maintained hardwood is featured on the main level living room and bedrooms. A side entrance allows direct access to the lower level. This property is within walking distance to numerous schools, parks, recreational facilities, restaurants and Safeway shopping center. The large 50x125 lot is partially fenced with numerous fruit trees and shrubs and a 13x22 detached garage. Appliances included along with central vac "as is" but all are currently in working order. Shingles replaced in 2019. Current tenants have rented the property since 2019 and would like to stay if the new buyer is another landlord. Title insurance to be offered in lieu of an RPR and compliance certificate.