



GRASSROOTS
REALTY GROUP

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3 2 Street SE
Medicine Hat, Alberta

MLS # A2255512



\$339,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | SE Hill | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 2,683 sq.ft. | Age: | 1953 (72 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Carport, Concrete Driveway, Double Garage Attached, Front Drive, Garage F | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Sloped, Treed | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Washer, Dryer, Window Coverings, Central Vac/Attachments, Underground Sprinklers, Pool Table, Shuffle Board.

Welcome to this unique 4-level split located on the desirable SE Hill. Sitting on a large corner lot, this property comes with a double attached garage plus an additional covered carport with garage door&mdash plenty of room for vehicles, toys, and storage. The raised main floor makes a statement with its spacious front living room featuring an electric fireplace, a large dining area with backyard access, and a kitchen offering plenty of cabinetry and workspace. Upstairs you’ll find three comfortable bedrooms and a full 3-piece bathroom. The third level adds even more flexibility with a flex space and wet bar, another 3-piece bathroom, laundry, and direct access to the garage. Down on the fourth level is a huge walk-out rec room, complete with a pool table and shuffleboard&mdash perfect for entertaining family and friends. This home is full of character and potential, just waiting for the right touch to make it shine. A rare opportunity in a sought-after location, it’s worth a look! Average Utilities are \$437/month.