



**GRASSROOTS**  
REALTY GROUP

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**574 4 Street SW**  
**Medicine Hat, Alberta**

**MLS # A2256737**



**\$464,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | SW Hill                        |               |                   |
| <b>Type:</b>     | Residential/House              |               |                   |
| <b>Style:</b>    | Bungalow                       |               |                   |
| <b>Size:</b>     | 866 sq.ft.                     | <b>Age:</b>   | 1955 (70 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached         |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Private |               |                   |

|                    |                                                                 |                   |      |
|--------------------|-----------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                              | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Crown Molding, Granite Counters, No Smoking Home, Vinyl Windows |                   |      |

**Inclusions:** Sheds(2)

Immaculate and fully renovated, this charming 965 sq ft bungalow is truly move-in ready. Every inch of the home has been thoughtfully updated, from the refinished hardwood floors to the upgraded insulation in both the attic (R50) and exterior walls, added when the stucco was redone. The kitchen, renovated in 2015, offers a bright white country style with granite countertops and stainless steel appliances. The main floor features two bedrooms and a full bathroom, with a third bedroom and second full bath located downstairs. Additional updates include new lighting throughout, fresh paint within the last few years, and upgraded plumbing with the original clay line replaced and a backflow preventer installed—ensuring peace of mind and a dry basement. The beautifully manicured yard is maintained with underground sprinklers and shaded by a mature maple tree. A large, full-width deck offers multiple seating areas, including a covered corner perfect for relaxing outdoors. The double detached garage is heated, built with 2x6 construction, and includes 220 wiring. The maintenance-free vinyl fencing and a combination of stucco and stone siding provide lasting curb appeal. Located just steps from the hospital, this is an ideal spot for medical professionals or anyone looking for a quiet, well-cared-for home in a convenient location. There's truly nothing left to do but move in and enjoy.