



GRASSROOTS
REALTY GROUP

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**51 Connaught Drive SW
Medicine Hat, Alberta**

MLS # A2258241



\$337,500

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	924 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Heated Garage, Oversized, RV Gated, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: FRIDGE, STOVE, HOOD FAN, DISHWASHER, WASHER & DRYER, CENTRAL A/C, GARAGE HEATER, GARAGE DOOR OPENER & 1 REMOTE, SHED(X2), U/G SPRINKLERS

This inviting bungalow is tucked into a quiet neighborhood just steps from a park, walking trails, shopping, and schools. The main floor has been thoughtfully updated with a modern kitchen, bathroom, and flooring while still showcasing original hardwood in the two bedrooms. The fully developed basement expands your living space with a cozy family room, two additional bedrooms, a 3-piece bathroom, and plenty of storage. Comfort comes easy with newer A/C, furnace, and shingles. Outside, enjoy the large lot with gated RV parking, storage options, and an oversized 17x28 detached heated garage. A rare find that combines updates, charm, and functionality—ready to welcome its next owner!