



GRASSROOTS
REALTY GROUP

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111 10 Street SW
Medicine Hat, Alberta

MLS # A2258724



\$195,000

Division:	SW Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,153 sq.ft.	Age:	1949 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, hood fan, stove, washer, dryer, dog house, shed x 2, garage door opener w/ remote, window a/c

Opportunity Knocks on the SW Hill! Spacious 1.5 Storey with Dreamy Yard & Equity Potential Ideally located on sought-after Southwest Hill, this charming 1.5 storey home is packed with potential and ready for its next chapter. With a thoughtfully designed addition, this property offers a flexible open floor plan, a convenient main floor bedroom, a fully developed basement, and a wide-open second floor—perfect for customizing to fit your family’s needs or creative vision. Step outside and discover a true backyard oasis! The extensive landscaping features a newer vinyl fence, protective chain link fencing, and a bounty of established food, fruit, and flowering plants—your own private garden haven for relaxing, entertaining, or growing your own produce. Upgrades abound, including a newer high-efficiency furnace, some vinyl windows, updated electrical panel, and extensive electrical work throughout for peace of mind. Enjoy year-round comfort with spray foam insulation, and take advantage of the heated detached garage—ideal for hobbies, storage, or keeping your vehicle cozy in winter. Off-street parking adds even more convenience. With so much of the heavy lifting already done, this home is the perfect canvas for your finishing touches—offering an incredible opportunity to build equity and create your dream space in a fantastic neighborhood. Don’t miss your chance to make this SW Hill gem your own! Book your showing today and unlock the potential of this inviting, well-located property.