



GRASSROOTS
REALTY GROUP

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**64 Carswell Road SE
Medicine Hat, Alberta**

MLS # A2260074



\$224,900

Division:	Southview-Park Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	800 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	High Efficiency, Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance		
Inclusions:	Shed, window coverings		

Well cared for half duplex with newer shingles, high efficiency furnace, and central air. Total of three bedrooms and lots of room for storage. Nice yard with front driveway.