



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1249 25 Street SE
Medicine Hat, Alberta

MLS # A2261963



\$674,500

Division:	Connaught		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,695 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Kitchen Island, No Smoking Home, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s)

Inclusions: sheds x 2

Best Christmas Present Ever — And Just in Time for Next Year's Summer Fun! Welcome to this stunning five-level split, where modern living meets your own private outdoor paradise! The open-concept main floor flows beautifully between the spacious living room, dining area, and stylish kitchen — perfect for everyday living and unforgettable family gatherings. Step outside into a resort-style backyard oasis featuring a fully renovated swimming pool by Backyard Vacations (2024), an incredible outdoor kitchen setup with a hood fan for all your cooking needs, a sink with hot and cold water and a relaxing hot tub — everything your family needs to make the most of summer. Whether you're hosting a BBQ, enjoying a peaceful evening by the cozy fire pit, or unwinding under the stars, this backyard was made for making memories. Inside, you'll find five spacious bedrooms, including a warm and inviting study with a wood-burning fireplace — ideal for quiet reading or working from home. A large family room adds even more space to relax and enjoy. Fully renovated inside and out, with a new roof, eaves, garage doors and openers, windows, kitchen with stunning quartz countertops, and slide out pantry, bathrooms, flooring, paint, lighting, rubber decking around the pool and hot tub and front steps, govee lights, insulation in attic, grass free yard which makes this easy to maintain. Upstairs and downstairs laundry. This move-in-ready home offers modern comfort, timeless style, and tons of storage. Don't miss your chance to give your family the best Christmas gift ever — a dream home that's ready for summer!