



**GRASSROOTS**  
REALTY GROUP

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**427 5 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2262537**



**\$429,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,571 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Off Street, Triple Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, Storage		

**Inclusions:** fridge, stove, hood fan, dishwasher built-in, washer x2, dryer x2, central air conditioner, central vacuum + attachments, window coverings, garage door openers x3, wheelchair lift in backyard and stair chair lift in home, microwave

Great home with TRIPLE garage on SE Hill & Wheelchair Accessible. This 1,571 sq ft 2-storey home has been thoughtfully updated and offers a rare combination of functionality, space, and accessibility. Featuring 4 bedrooms, 3.5 bathrooms, and a heated triple detached garage (35x28), it's ideal for families or those needing extra vehicle/shop space. The main level welcomes you with a bright living room highlighted by a large bay window, beautiful hardwood floors, and a cozy electric fireplace. The adjoining dining area and kitchen provide an excellent family space, complete with granite countertops, a stylish tiled backsplash, and a full stainless steel appliance package. The kitchen is open to the dining area, making it perfect for family meals or entertaining, and offers plenty of counter and cabinet space for both function and style. Convenient main floor laundry, a 2-piece powder room, and a spacious bedroom with double closets complete this level. Upstairs you'll find two additional bedrooms, including one with access to a quaint balcony overlooking mature trees. A cozy nook, perfect for a home office or reading space, sits alongside the updated 4-piece bathroom featuring heated floors and an air-jetted tub—an inviting spot to unwind at the end of the day. The lower level offers a large family room, an additional bedroom, a 3-piece bathroom with dual sinks, a glass shower, and heated floors, a den that could also function as a comfortable home office, extra laundry space, and plenty of storage. Outdoors, enjoy a private patio area surrounded by beautiful bushes and trees, plus RV parking/off-street concrete pad. The show stopping heated triple garage provides all the room you'll need for vehicles, hobbies, or workshop space. Accessibility is a key feature of this home, with a stair chair lift to the upper floor and an outdoor

wheelchair lift from the yard to the garage/alley. Immediate possession available!