



GRASSROOTS
REALTY GROUP

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

332 5 Street SE
Medicine Hat, Alberta

MLS # A2263120



\$259,900

Division:	SE Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,372 sq.ft.	Age:	1913 (112 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Irregular Lot, Rolling Slope, Treed, Views		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	MU-D
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, Separate Entrance, Storage		

Inclusions: Wifi extender, furniture negotiable

Live in one suite and rent out the other in this charming character home, ideally located on a beautiful tree-lined street just steps from downtown. Offering 1,372 sq ft above grade plus a bright 726 sq ft non-conforming basement suite with a separate entrance and its own laundry, this property is both versatile and full of potential. The main floor welcomes you with a perfect blend of character and modern updates. The spacious living room has been refreshed with drywall, dimmable pot lights, and a stylish brick fireplace feature. From here, step out onto a lovely deck and enjoy a great view of the neighborhood! The updated 4-piece bathroom/laundry combination adds convenience, while the kitchen features refreshed cabinetry and new laminate countertops. Also on this level is a flexible room with extensive built-in storage—ideal as a bedroom, office, or creative space. Upstairs you’ll find three additional bedrooms, providing plenty of room for family or guests. The lower suite is bright and inviting, featuring large windows, new flooring throughout, an updated kitchen with refreshed cabinets, a 4-piece bathroom, a generous living room with a decorative brick fireplace, and ample storage space. This home also offers important mechanical upgrades, including a brand-new sewer line, a high-efficiency furnace, and electrical updates throughout. Whether you’re looking for a smart investment or a home with multigenerational living options, this property is a rare find in a sought-after central location!