



**404 8 Street SW
Medicine Hat, Alberta**

MLS # A2263432



\$684,900

Division:	SW Hill	
Type:	Residential/House	
Style:	Bungalow	
Size:	1,861 sq.ft.	Age: 1956 (70 yrs old)
Beds:	4	Baths: 4 full / 1 half
Garage:	Carport, Concrete Driveway, Double Garage Attached, Garage Door Opener,	
Lot Size:	0.19 Acre	
Lot Feat:	Landscaped, Rectangular Lot, Underground Sprinklers	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Quartz Counters		

Inclusions: 2 fridges, 2 gas range stoves, dishwasher, microwave, 2 washers, 2 dryers, 2 garage door openers & 2 remotes, central AC

This amazing executive property has been affectionately restored to its former glory under the watchful eyes of our skilled trades people at Amron Homes. Originally constructed in 1956 by Waldimer Link Construction, we have renovated and updated all aspects of this novel “before its time” home. Highlights: • 3,538 total square footage (including garage): Main level is 1,861sq ft with a lower level Mother-in-Law/Summer • kitchen suite at 1,251 sq ft. • 5 bathrooms. • 4 bedrooms. • Bonus/Hobby room over the garage c/w bathroom. • 22' x 24'; finished garage c/w separate heat. • 65' x 125'; corner lot. Ornamental iron fence enclosure on concrete curb. • 6'; alley side privacy fence. 16' x 51'; RV parking. • The attached garage is fronted with a 20' x 24'; covered carport, which in turn is fronted by a further 21'; of concrete driveway. • Yard is irrigated by U/G sprinkler system. 10' x 16'; front patio deck with vinyl floor and pre finished aluminum railings. • Private 5 1/2' x 12 1/2'; side patio deck accessed from both the living room and bedroom. • Appliances up & down. • Brick/Vinyl siding exterior/asphalt shingles. • A/C. • Fireplace.

TRADES CONSIDERED