



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2263432**



**\$684,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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\***