



GRASSROOTS
REALTY GROUP

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446 5 Street SW
Medicine Hat, Alberta

MLS # A2265118



\$315,000

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, See Remarks, S		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Separate Entrance, Storage		

Inclusions: 2 Fridges, 2 Stoves, 2 range hoods, dishwasher, washer, dryer, C/A, window coverings 4 sheds

Great bungalow on the Southwest Hill with a walkout - 2 bedrooms up and 2 down. The eat in kitchen has plenty of oak cupboards, lots of light and stainless appliances. 2 bedrooms and a 4 piece bath complete the main level and there is a loft area over the garage, which could be a 3rd bedroom. The kitchen and bathroom have updated porcelain tile countertops. The lower level is a suite with a eat in kitchen/living area, 2 bedrooms and a 3 piece bath. This suite has brand new vinyl planking, cabinets and porcelain counter top, fridge and stove and new paint. Laundry area in the basement with a newer washer & dryer. There is an attached garage with access to the basement. New garage door on order. The large yard is partially landscaped and yet open for your imagination to make it your own and includes four sheds for extra storage. Lots of upgrades over the years including Furnace, & AC in 2021. Electrical panel in 2016, HWT in 2019. The area is quiet and close to the hospital, parks and playgrounds, schools and shopping. Text or call today for your viewing of this great property.