



GRASSROOTS
REALTY GROUP

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206 7 Street SE
Medicine Hat, Alberta

MLS # A2265948



\$398,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	996 sq.ft.	Age:	1951 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

The SE Hill is one of the most sought after areas in Medicine Hat. Not only is the entire community charming, every house unique, the tree lined streets are beautiful year round and the neighborhoods are within immediate proximity to the best walking/bike paths in the city... as well as schools, recreational facilities, including a hockey rink and public swimming pool. Shopping, coffee shops, restaurants and historic downtown are steps away as well... for days of errands or relaxation alike. On this lovely quiet corner lot, situated at 206 7th St SE, a home awaits a new owner. It sits on a massive corner lot with front, back and side yards. A brand new shed can hold all of the outdoor furniture, lawn mower and gardening supplies, freeing up the single garage for parking or workshop area (220V wiring all ready to go). Additional parking (including RV parking) is available both on the parking pad or on the street and/or avenue. Like gardening? This yard has that too. Want to build a granny suite? Something that can be looked into as this lot is zoned appropriately. Best news? No sidewalk on the avenue to shovel in winter and no grass to cut or water on the front or side yards. Pets or kids? A fully fenced yard keeps all "members" of the family secured. Now let's talk about the house...walking up the front steps you will be greeted with a lovely east facing deck to enjoy your morning coffee. Inside there is over 1900 sqft of living space including 4 bedrooms, 2 up, 2 down and a bonus room downstairs that could easily be used as a 5th bedroom. The main level also has a large living room, lovely 4pc bath, large dining/ kitchen area with two generous sized windows. Kitchen includes newer backsplash and flooring, newer laminate countertops, light fixtures and stainless steel appliance package. Rounding off this level are two bedrooms at the back of the house, with original hardwood flooring.

On the lower level, in addition to the bedrooms and bonus room, you will find a 3pc bath, recreational room, laundry area and utility area. The entire house has newer paint in excellent shape, mostly newer vinyl plank flooring and shingles have been recently replaced. Move in and enjoy, flexible possession available!! Book your view today!