



GRASSROOTS
REALTY GROUP

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61 2 Street SW
Medicine Hat, Alberta

MLS # A2266939



\$325,000

Division:	SW Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,407 sq.ft.	Age:	1914 (111 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind, Private, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), No Animal Home, Storage		

Inclusions: Green love seat (livingroom); mirror second bedroom, 2nd fridge & microwave (basement), Double laundry sink & drying rack (basement), sorting table & 2 free standing cabinets(basement), assortment of furniture(loft), assortment of garden tools and hoses, ladder (veranda)

This very cute, comfortable single family home has brought happy memories to the Seller for years and years. This home now could be yours! Located on a quiet street in the SW, close to all amenities, schools, restaurants MHRH, downtown and easy access to our City's transit routes. Some unique features are: Front veranda, 100 AMP service, 9' ceilings on the main floor, several built-in cabinets throughout with wood accents, a cozy private loft for that reading/library/meditation/office/flex or perhaps save for your companies retreat. (Hide-a-away stays and a selection of furniture and lamps staying) . This property has two bedrooms on the main level, one full bathroom and a really unique loft for all anyone looking for a starter home or perhaps those looking to downsize. Room to develop the lower level. The backyard (faces south), has underground sprinklers, is completely fenced and landscaped of which you will enjoy year round. The property is very private with alley access for off extra off street parking. The property MUST be seen to be fully appreciated. ***** First Open House Scheduled for this Sunday, November 2/25 1:00 - 3:00 PM