



GRASSROOTS
REALTY GROUP

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845A 5 Street SE
Medicine Hat, Alberta

MLS # A2267217



\$248,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	613 sq.ft.	Age:	1942 (83 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Driveway, Off Street, On		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gazebo, Landscaped, Lawn, Low		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), See Remarks		

Inclusions: Fridge (2), Stove (2), dishwasher, washer and dryer, window coverings, garburator, central air, instant hot water tank, gazebo, shed, canvas car cover, title insurance in lieu of a Real Property Report

Absolute Gem Bungalow with Modern Upgrades and Outdoor Entertaining Space. Welcome to this beautifully maintained 3-bedroom bungalow featuring thoughtful updates and exceptional functionality. The main floor kitchen offers abundant cabinetry with slide-out features, stainless steel gas stove with double oven, overhead microwave, fridge, and dishwasher. The fully finished basement (remodeled in 2021) includes a summer kitchen, one bedroom, and a spacious family room—perfect for guests, in-laws, or additional living space. Major mechanical upgrades include an on-demand hot water tank, furnace, and central A/C (all replaced in 2016). Step outside to enjoy the large, private backyard complete with vinyl fencing (2021), concrete patio, previously the driveway for the garage, gazebo on a concrete pad, and a wood-burning fire stove. The home was constructed with brick masonry and stucco exterior. Main floor interior is lath/plaster walls, and the remodeled downstairs was drywalled. The single 12x22 garage has electricity installed, and is currently used as storage. Additional exterior features include gas BBQ hookups, a canvas carport with alley access, and a garden shed for extra storage. This property combines comfort, versatility, and outdoor living—ready for you to move in and enjoy! Title insurance will be offered in lieu of a Real Property Report.