



**GRASSROOTS**  
REALTY GROUP

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**613 5 Avenue SE  
Medicine Hat, Alberta**

**MLS # A2269098**



**\$267,500**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	1911 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** Electric Fireplace (as is), tv mount

Looking for a fantastic starter home or just an affordable property? Look no further! This adorable 1 1/2 storey on the hill is waiting for you. The main floor is nice and open with a very spacious living area and plenty of room to work in the updated kitchen. Clean and modern plank flooring finishes off the look. Upstairs there are three bedrooms and a spa like bathroom with a custom shower and soaker tub. The back yard features a private covered veranda and fully fenced yard. Situated in a fantastic location near Alexandra School you can enjoy the beauty of "the hill" while still being close to many amenities. Come take a look for yourself :)