



GRASSROOTS
REALTY GROUP

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

MLS # A2269098



\$267,500

Division:	SE Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,271 sq.ft.	Age:	1911 (115 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Block	Utilities:	-
Features:	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 :)