



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

540 5 Avenue SW
Medicine Hat, Alberta

MLS # A2270031



\$314,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, Garage Door Remote (x2), Security System, Blinds, Wheelchair Lift

Located in the sought after SW Hill neighbourhood just minutes from the hospital, this welcoming bungalow is the perfect opportunity for first-time buyers, downsizers, or investors alike. Inside, you'll find 2 comfortable bedrooms, an updated bathroom, and a bright living room featuring original hardwood floors that add warmth and character. The kitchen and bedrooms have been refreshed with updated flooring, and the home has seen several major upgrades including all new windows on the main floor, new shingles (2024), and a brand-new stove, washer, and dryer. The single attached garage is insulated and painted, offering a clean, functional space for parking or storage. Outside, you'll love the fully fenced, low-maintenance yard, thoughtfully landscaped with stone for easy care and year-round appeal. The unfinished basement provides a blank canvas, ready for you to create your dream space, whether that's a cozy family room, home gym, or extra bedrooms. This move-in-ready home blends modern updates with classic charm in one of Medicine Hat's most convenient locations.