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131 3 Street NW Medicine Hat, Alberta

MLS # A2272033



\$334,000

Division:	Riverside				
Type:	Residential/Duplex				
Style:	Attached-Side by Side, Bi-Level				
Size:	888 sq.ft.	Age:	1993 (32 yrs old)	-	
Beds:	3	Baths:	2	-	
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, He				
Lot Size:	0.07 Acre				
Lot Feat:	Back Lane, Low Maintenance Landscape				
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Floors:Carpet, Linoleum, TileSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:Vinyl SidingZoning:R-LDFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	-
Basement: Full LLD: - Exterior: Vinyl Siding Zoning: R-LD	Floors:	Carpet, Linoleum, Tile	Sewer:	-
Exterior: Vinyl Siding Zoning: R-LD	Roof:	Asphalt Shingle	Condo Fee:	-
	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Vinyl Siding	Zoning:	R-LD
	Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Jetted Tub

Inclusions: n/a

Situated in a mature and welcoming neighbourhood, this half-duplex offers a functional layout with great features inside and out. With a walk-out basement, a heated double detached garage, and outdoor spaces at both the front and back, this home provides comfort and versatility. The main floor features a spacious living room with a garden door that opens onto the front deck, a bright dining area, and a kitchen with plenty of cabinet space. You'll also appreciate the main floor laundry and the large primary bedroom, complete with a jetted tub and separate shower. The walk-out basement extends your living space with two additional bedrooms, a storage room, a utility area, and a generous family room—ideal for relaxing or hosting. A second exterior door leads to the private rear concrete patio and provides easy access to the heated double garage. Offering 3 bedrooms and 2 bathrooms, this home has room to suit many lifestyles. With the double garage and two additional front parking spots, there's no shortage of parking options. If you're looking for a home with a solid layout, practical features, and a great location, this property has plenty to offer. Take the virtual tour 24 hours a day.