



GRASSROOTS
REALTY GROUP

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131 3 Street NW
Medicine Hat, Alberta

MLS # A2272033



\$315,000

Division:	Riverside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	888 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
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.