



GRASSROOTS
REALTY GROUP

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**2210 Upland Drive SE
Medicine Hat, Alberta**

MLS # A2275465



\$895,000

Division:	Connaught		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,891 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	4
Garage:	Alley Access, Double Garage Attached, Front Drive, Garage Door Opener, Ga		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Greenbelt, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Recreation Facilities		

Inclusions: Riding Mower, Storage Shed, 6 Cupboard in Garage, Benches

Looking for something HUGE? Well here it is! This large home is 3800 Sq Ft. with an 18' x 36' Indoor Pool, and a Double Attached Garage. The yard sits on over 3/4 Acre and has a 72' x 26' Detached Garage, with 220 wiring, fully finished and heated. The home has a new furnace, new A/C and new Insulation in the attic. The shingles are 5 yrs old on the house and 2 years old on the detached garage. The pool is heated with a Boiler. There are 2 Central Vacs and 2 wood burning Fireplaces. The large landscaped yard has an 8 Zone Underground Sprinkler System and a 6 Ft high fence built with maintenance free deck boards. There is so much potential that needs to be seen to be believed. Don't miss your chance to check out this GEM!