



GRASSROOTS
REALTY GROUP

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387 5 Street SE
Medicine Hat, Alberta

MLS # A2275873



\$279,900

Division:	SE Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,755 sq.ft.	Age:	1906 (119 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	1.93 Acres		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Cedar, Wood Siding	Zoning:	R-MD
Foundation:	Brick/Mortar	Utilities:	-
Features:	Ceiling Fan(s), Natural Woodwork, Soaking Tub		

Inclusions: Light fixtures, 2 stoves, 2 fridges, 2 dishwashers (suite stove, fridge and dishwasher in "as is" condition. Garage door opener, window coverings, washer and dryer, portable a/c unit, pink/wood entry bench, piano and piano bench, office desk.

Step into a storybook at this enchanting 1906 character home. With its striking turret and castle like presence, this home is truly one of a kind!! Inside, you're greeted by a warm and welcoming entryway showcasing the grand original staircase. The main floor flows beautifully through the living room, dining area and upgraded kitchen, making it perfect for both everyday living and entertaining. Upstairs features 2 bedrooms, an office that could easily be used as a bedroom and a 4-piece bathroom with a classic clawfoot tub. The primary bedroom offers a walk-in closet / dressing room with direct access to the patio. The basement provides a large laundry room and additional versatile space ideal for storage, a recreation room, or creative use. At the back of the home, an attached non-conforming suite adds incredible flexibility, complete with one bedroom, one bathroom, and private patio doors opening onto its own deck. Perfect for guests, extended family, or even supplemental income! Completing the property is a heated double detached garage along with ample off street parking for an RV or motorhome. The home is situated on a multi-use lot. Upgrades to the property include a recently updated bathroom, plumbing updates, a newer hot water tank (2022), a high-efficiency furnace (2023). Call your favourite realtor today to book a showing!