



**GRASSROOTS**  
REALTY GROUP

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**387 5 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2275873**



**\$279,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,755 sq.ft.	<b>Age:</b>	1906 (120 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Brick/Mortar	<b>Utilities:</b>	-
<b>Features:</b>	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!