



GRASSROOTS
REALTY GROUP

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**8 Cypress Way SE
Medicine Hat, Alberta**

MLS # A2276046



\$344,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,106 sq.ft.	Age:	1974 (52 yrs old)
Beds:	6	Baths:	2
Garage:	Carport, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Wood Windows		

Inclusions: 2 sheds in back yard

Welcome to this spacious 1100 sq/ft bi-level home offering 6 bedrooms and plenty of room for the whole family! The main floor features a bright, updated kitchen with new cupboard doors, countertops, and flooring, along with fresh paint throughout both levels. The home also includes a new front and back door, new trim, and updated closet and bedroom doors on the main level. There is currently one fully operational bathroom, with the second roughed in bathroom in the basement just awaiting your final touches and style! Other notable updates include a deck and metal roof completed in 2020, a new hot water tank, stove, and fence in 2023, and a new fridge in 2024. The maintenance-free backyard makes outdoor living easy and enjoyable. A convenient carport provides additional covered parking for up to two vehicles. With all the recent improvements already taken care of — and with some work, the potential to suite the basement — this home is ready for you to move in and make it your own!