



GRASSROOTS
REALTY GROUP

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355 9 Street SE
Medicine Hat, Alberta

MLS # A2276133



\$199,000

Division:	SE Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,307 sq.ft.	Age:	1913 (112 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R LD
Foundation:	Block	Utilities:	-
Features:	Beamed Ceilings, No Smoking Home		

Inclusions: N/A

Family home in a great SE hill location. This 1580 Sq/ft 1.5 storey home offers a very usable layout with wide open living room as well as master bedroom on the main floor. The kitchen takes up the entire rear of the home with direct access to the back yard with tons of room for a large garage. Upstairs you can enjoy a spacious full size bath with claw tub and newer sink with vanity situated along side the additional 3 good size bedrooms. There is some renos which need to be completed. The lot is typical SE hill lot with mature trees and close to schools and the hill shopping area.