



GRASSROOTS
REALTY GROUP

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211 3 Street NE
Medicine Hat, Alberta

MLS # A2277992



\$448,500

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,225 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Carport, Concrete Driveway, Driveway, Front		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, See Remarks, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	fridge, stove, dishwasher, washer, dryer		

River walks. Starbucks. Quiet neighbourhood. Just some of the perks with this Extensively renovated 1,225 sq. ft. brick bungalow featuring 4 bedrooms and 3 bathrooms. Spacious primary bedroom with walk-in closet and 3-piece ensuite. Bright updated kitchen with full stainless steel appliance package. Convenient main-floor laundry. Fully developed basement offers a large family room with wet bar and gas fireplace, two additional bedrooms, 3-piece bathroom, and ample storage. Numerous updates including flooring, paint, kitchen, bathrooms, shingles (2020), some newer windows, furnace (2005), and newer hot water tank. Situated on a fully fenced and landscaped 50' x 120' lot with two-vehicle carport, new garage, and workshop. Pride of ownership throughout! Call your favourite REALTOR® today!