



GRASSROOTS REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**211 3 Street NE
Medicine Hat, Alberta**

MLS # A2277992



\$448,500

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!