



GRASSROOTS
REALTY GROUP

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**913 5 Street SE
Medicine Hat, Alberta**

MLS # A2278039



\$349,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,614 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Garage Door Opener, Rear Drive, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Beamed Ceilings, Ceiling Fan(s), Separate Entrance		

Inclusions: Main floor Fridge, Stove, Dishwasher, Hood Fan, Ceiling Fans, All Window Coverings, Basement Fridge & Stove, Wood burning stove, Central Air Conditioner, Garage Door opener & 2 remotes.

Need more space for your parents or teenagers? This is not your average "cookie cutter" home! If you are looking for a unique layout that can accommodate family members who wish to live independently of one another, then I encourage you to come and view this fabulous solid Brick 1600 square foot bungalow located on a beautiful tree lined street a Full Sized 50x150 Lot. Check out the floor plan in the photos and the 3D Virtual Tour. The main floor offers a good-sized living room with lots of natural light, dining room and kitchen. Large office/den, 3 bedrooms, plumbed for main floor laundry and 2 FULL Bathrooms. The 2nd Bedroom has patio doors that lead to the back yard & patio area. The 3rd bedroom was created with an "In Law" suite in mind, has its own entrance and 4-piece bathroom with jetted tub. Downstairs is a huge family room and permitted FULL KITCHEN, laundry room and a ton of storage areas! This is the perfect place for family members who want their own living space. Outside is a lovely private yard, single detached garage with opener, and room for 2 more vehicles or RV. The seller's have made many improvements over the years including Hot Water on Demand, Furnace & Central Air in 2009. Shingles replaced in 2013. Flooring on the main level is good quality laminate and the flooring down is Bamboo. Newer windows downstairs. This home has so much original warmth and charm that I am sure you'll fall right in love with it! Call your favourite agent to view this beauty today!