



GRASSROOTS
REALTY GROUP

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**50 9 Street SE
Medicine Hat, Alberta**

MLS # A2278435



\$274,900

Division:	SE Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,059 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: underground sprinklers, dog run in back yard (as is), plastic grey shed in back yard, Freezer in front entryway (negotiable), metal microwave shelf

Welcome to this cozy 1 and a half story home on the hill! With lots of improvements where it counts, this property is ready for you to call it HOME! Step into an bright entry way that leads you into the kitchen and dining room area. The portable dishwasher is a great addition to this functional kitchen. To left you will see a living room with a large window, bringing in lots of natural light. Just off of the living room is the primary bedroom. Yes, thats right! A bedroom on the main floor! With a built in shelving unit, this bedroom has lots of space. Down the hall you will find a 4 piece bathroom and main floor laundry space. The upper level holds 2 bright and airy bedrooms with perfect views of the trees in the back and front of this property. The basement is partially finished with lots of storage and space to use as you need. The back door provides access to a large fenced in back yard, perfect for hosting or letting the kids play! Newer upgrades to the home include: most of the windows replaced (2022), high efficiency furnace (2022), hot water tank (2021), new garage door (2021), new shingles (2022), new front and back door (2022), and new carpet in living room and main floor bedroom (2024).