



GRASSROOTS
REALTY GROUP

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695 6 Street SW
Medicine Hat, Alberta

MLS # A2279081



\$399,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Concrete Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot, Level, Treed		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: fridge -2, stove -2, dishwasher, hood fan, washer, dryer, ac unit, garage door control -1, remote -1

Welcome to this fully permitted, legally suited up/down home, ideally located just minutes from the hospital, schools, parks, and a wide range of desirable amenities. Whether you're an investor, multi-generational family, or homeowner seeking mortgage-helping income, this property offers outstanding versatility and value. The bright and inviting upper level is filled with beautiful natural light and features two well-appointed bedrooms, a 4-piece bathroom, a spacious living room, and a dedicated dining area with direct access to the large, private backyard—perfect for entertaining or relaxing. The quaint, thoughtfully designed kitchen offers both charm and functionality. This level also provides internal access to the lower suite and convenient entry to the single attached garage. The self-contained lower suite includes two bedrooms, a 4-piece bathroom, a comfortable living room, and a kitchen with an eat-in dining area, creating a functional and welcoming space for extended family or tenants. A shared laundry area serves both suites, and additional parking at the rear adds convenience for occupants and guests. This home is completely turn-key and has been extensively updated with all new cabinetry, fresh paint, new windows and doors, vinyl flooring throughout, and upgraded electrical. With its modern updates, legal suite status, and quality central location, this property truly shines and is ready for immediate enjoyment or investment.