



GRASSROOTS
REALTY GROUP

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683 7 Street SW
Medicine Hat, Alberta

MLS # A2279767



\$429,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	978 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Storage, Vinyl Windows		

Inclusions: Children's Playground in backyard, Gazebo

Wonderfully renovated four-bedroom bungalow located on desirable SW Hill. This impressive home is ideally situated just a short distance from the hospital, with quick access to the Trans-Canada Highway and nearby amenities. The transformation of this home has been years in the making, with phenomenal updates throughout. The modern kitchen features a large island, white cabinetry, stainless steel appliances, and many thoughtful extras including a spacious dining area with built-in seating. Restored original hardwood floors add a warm, rustic accent to the home's contemporary style. The primary bedroom is one of two on the main floor and has been re-imagined with a walk-through closet to the full bathroom and patio doors leading to a large deck with attached gazebo. The fully developed basement offers a comfortable family room perfect for movie nights, two additional bedrooms, a 3-piece bathroom, and a generous laundry room with sink. Numerous additional upgrades include newer windows and doors, Safe'n Sound insulation for noise reduction, hard-wired smoke alarms, built in wine rack and more. The backyard is truly the crown jewel of this property and must be seen to be fully appreciated. This fully fenced and landscaped outdoor oasis includes underground sprinklers, a deck, firepit area, patio space, and a childrens playground. A single detached garage provides an excellent workspace, while the long concrete driveway offers RV parking if desired. This one-of-a-kind property is a rare find and won't last long! Virtual Property Tour available.....