



GRASSROOTS
REALTY GROUP

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**268 Fleet Street SW
Medicine Hat, Alberta**

MLS # A2280176



\$245,000

Division:	SW Hill		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

OWNED LAND, NO LOT FEES! Want low maintenance living with everything on one level...with fully fenced yard for your pets or kids? Welcome to this 3 bed 2 bath home that has been meticulously maintained inside and out. The large covered deck (19'5"x 10'5") is welcoming and a great addition to morning coffees, entertaining friends and family in the warmer months, all while being protected from the elements. It's an extension of the home! Step inside the front door to find a beautiful open concept kitchen/dining/living room with vaulted ceilings and newly incorporated pot lights to add to the abundance of natural light. The kitchen has new countertops, new sink and new side by side fridge. Enjoy simple meals at the counter seated island which also supplies numerous storage drawers/cupboards and an electrical outlet for further convenience. Down the hall, away from the noise of living, you will find a four pc bath with laundry, a generous master bedroom with 3pc ensuite and two additional bedrooms..one currently used as an office with outdoor access. No detail has been missed, inside or outside...the list is endless. In addition to a metal roof, a new furnace was installed in July 2025, with a pump so it doesn't drain under the home (affecting moisture below)but rather into the sewer lines, new light fixtures/fans...washer/dryer and dishwasher approximately 2 years old, new flooring in master bedroom. The office has been freshly painted. Moving outside, the covered deck was stained this past summer and the gazebo has sliding panels to control level of sun etc. The yard has been completely transformed into a maintenance free zone including pea gravel and artificial grass. New sidewalks and rubber pads were installed to keep walking easy as well as a new garbage platform. There are 3 sheds and two container holding racks for added storage and convenience.

Finally, the home was relevelled with new footings on cement pads and new 8ml poly/pea gravel installed with heat tape on water lines below for optimal comfort and security. Parking is never a problem, there is plenty extra in the roundabout directly in front of the home. Don't miss the opportunity to check out this great home!