



**GRASSROOTS**  
REALTY GROUP

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**176 1 Street SW  
Medicine Hat, Alberta**

**MLS # A2282338**



**\$598,900**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,702 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.43 Acre		
<b>Lot Feat:</b>	Back Yard, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Combination, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, See Remarks, Walk-In Closet(s)		

**Inclusions:** Fridge "as is" (Ice maker does not work), Gas Convention Range(3 year sold), BI Dishwasher (One Year old), OTR Microwave, Washer (3 Years), Dryer, Window Coverings, Central Air-2, Garage Door Opener and Remote, 3 Ponds (3000 Gal, 500 Gal, 800 Gal) HotTub (spatacular Serviced) Indoor Holding Tank, Outdoor upright Freezer, Firewood

Wake up to the sunrise over the South Saskatchewan River, spend your evenings watching the sunset, and wonder how you ever lived anywhere else!!