



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**654 6 Street SW**  
**Medicine Hat, Alberta**

**MLS # A2284196**



**\$324,900**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	996 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Landscaped, Private, Underground Sprinklers		

<b>Heating:</b>	Gravity, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** 2 Fridges, Stove, Washer, Dryer, Microwave, Window coverings, Freezer, Storage shed, Garage door opener

Pride of ownership shines throughout this well-maintained one owner home loaded with upgrades and located in a fantastic area close to the hospital. This home offers a great layout with 2 bedrooms up, and a bright and welcoming main floor featuring a beautifully upgraded kitchen, hardwood floors, and newer windows that bring in plenty of natural light. Off the kitchen you'll love the covered deck, perfect for morning coffee or summer BBQs, overlooking the private, fully fenced backyard. This home also offers excellent parking and storage with a detached garage, RV parking, and the convenience of underground sprinklers. Major exterior updates have already been completed including newer shingles and siding, giving you peace of mind for years to come. Downstairs is a fantastic space for the whole family with a large family room, cozy wood-burning fireplace, plus a 3rd bedroom and 3-piece bathroom—ideal for guests or a growing family. Don't miss your chance to own this solid, move-in ready property!