



**411 Belfast Street SE  
Medicine Hat, Alberta**

**MLS # A2293590**



**\$309,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	1940 (86 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Natural Woodwork, Storage, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, A/C, New Hot Water Tank (uninstalled), TvMount in Living Room, Underground Sprinklers (Front Only), Washer, Dryer

Welcome to 411 Belfast Street, situated on one of the historic ABCD Streets, close to locally owned and operated stores, Junior High School (Alexandra), Safeway, parks, hockey rink and more! This charming 953sqft bungalow is located on a beautiful corner lot, and with rising grocery costs, grow your own vegetables with the functional raised garden beds that are watered by raised underground sprinkler heads! The backyard (and side yard) offers privacy and is fenced for your kids or pets. Also on the property is a 16x19 garage. Inside this home features plenty of charm with most of the original trim still in place, but updated with beautiful craftsmanship. The entrance is just off the generously sized living room and connected to large kitchen offering loads of cabinet and counter space. Another thing worth mentioning is the amount of natural light that fills these rooms is a huge bonus! Down the hall features a bedroom off the front of the home, an updated 3pc bathroom, as well as a huge master bedroom! Downstairs is host to a 3rd bedroom, 2pc bathroom and other spaces to create whatever you desire, living room, games room etc. Laundry is in the basement as well, with a sink, and the washer and dryer are included. Wondering what to do with all those vegetables you’ll grow this summer? No need to worry! There is a great sized storage room to store it all! Upgrades completed in 2023 - Smart lock on front door, insulated walls & crawl space to R15, new hardwood floors in living room, front entrance & hallway, interior paint, new baseboards in most of the upstairs, added a false beam in master bedroom, some new plumbing, new electrical box upgrade to 100 Amp, new electrical wiring & outlets added throughout the house, new carpet in spare room and downstairs bedroom, new dishwasher. Furnace was looked over March 2024 and was estimated to

have 10+ years left of life.&nbsp;Outside - New shingles, new gutters & eavestroughs, in ground sprinklers (front only), lawn removed for new grass in spring 2024, 16x10 floating deck in front yard, 6 - 8x4 raised garden beds, shrubs planted around the perimeter of front yard for privacy when fully grown, one of a kind mural painted on north side of the garage. Although the current hot water tank is still functional, a new one is included and ready to be installed when needed! Come find out what it&rsquo;s like to live on one of the most iconic streets in Medicine Hat! Call today to book your own private showing!