



GRASSROOTS
REALTY GROUP

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**38 Markwick Drive SE
Medicine Hat, Alberta**

MLS # A2294813



\$324,900

Division:	Connaught		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,371 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, Level, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions:	N/A
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Welcome to this spacious 1,371 sq. ft. bungalow on a large corner lot in desirable Connaught! The location is hard to beat—close to the golf course, pond, walking paths, the college, schools, and shopping, so whether you’re heading out for a round of golf, a scenic stroll, or a quick grocery run, you’re never far from where you need to be. Inside, the main floor offers a generous living room that flows into the kitchen and dining area. The kitchen features plenty of counter space and storage, making meal prep a breeze. There are three spacious bedrooms on this level, along with a 4-piece bathroom, a handy 2-piece bathroom, and the always appreciated main floor laundry. You’ll also find direct access to the attached garage, with room for your vehicle plus a workshop area for projects or tinkering. Downstairs, the basement offers even more space to spread out with a large rec room warmed by a natural gas heater, a bedroom with a 2-piece ensuite and vanity area, and loads of storage. There’s also a workshop space that could easily double as a home office, gym or hobby room. The utility room features a high-efficiency furnace and—uniquely—a shower, giving you the equivalent of a 3-piece bathroom on this level. A large wet bar rounds out the basement, making it a great spot for entertaining friends or hosting game night. Outside, the corner lot provides plenty of parking and a handy shed for extra storage. Plenty of space, a great location, and room for hobbies—this one checks a lot of boxes!