



**257 Leonard Street
Seven Persons, Alberta**

MLS # A2296091



\$250,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,926 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	4-11-7-W4
Exterior:	Vinyl Siding	Zoning:	HR, Hamlet Residential
Foundation:	Block, Wood	Utilities:	-
Features:	Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Theatre Equipment

Looking for space, flexibility, and a slower pace of life? Welcome to this one-of-a-kind home in the heart of Seven Persons, where small-town living meets incredible value. With over 1900 sqft all on one level, this home offers a layout designed for real life. Step inside to find a bright living room with vaulted ceilings and a cozy recessed window nook—perfect for reading, relaxing, or creating a fun kids’ zone. The kitchen and dining area sit at the center of the home, featuring ample counter space and easy flow for everyday living. Two bedrooms and a full bathroom are conveniently located near the entry, with one bedroom offering a bonus flex space. Tucked away for privacy, the spacious primary retreat features a walk-in closet, 4 pc ensuite, and a standout bonus: a beautifully designed soaker tub space that creates your own private escape. On the opposite side of the home, you’ll find even more room to spread out with a cozy family room complete with a fireplace, plus a unique rec space currently set up as a theatre room. Outside, the property continues to impress. Set on a huge lot, there’s plenty of room to enjoy the outdoors, garden, or build that future garage. The yard features a pergola-covered deck, greenhouse, fruit trees, and even a chicken coop—offering you that vision of country lifestyle without the full demands of acreage living. With rear access and tons of parking, there’s space for all your vehicles, toys, and more. Located in the welcoming community of Seven Persons, you’ll love the peaceful atmosphere, sense of community, and the opportunity to enjoy more space for your money—all just a short drive from Medicine Hat. If you’ve been dreaming of a home that offers character, versatility, and room to breathe, then this one is worth a look.