



**32 Smeaton Avenue SE
Medicine Hat, Alberta**

MLS # A2299203



\$409,500

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,461 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Low Maintenance Landscape, St		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	None	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: flower pots, deep freeze, fire place in sunroom, contents in utility room, heater in sunroom, ac in sunroom, rollar shades, cabinet in basment, lamainant flooring in garage, cabinet in basment, contents in shed, under ground sprinklers, all as is

Welcome to a home that perfectly balances modern convenience with incredible versatility. Situated in a quiet, family-friendly neighborhood just steps from schools and shopping, this property greets you with newer laminate flooring and a bright, open feel. The main floor features a unique layout where one of the three bedrooms has been converted into a convenient laundry room; however, for those needing the extra bedroom, the laundry can easily be moved back to the basement. The primary suite offers the privacy of a dedicated ensuite, complemented by a spacious four-piece main bathroom for the rest of the household. One of the standout features of the main level is the attached sunroom addition, providing a peaceful space to enjoy the outdoors from the comfort of your home. The living space extends into the fully finished basement, where a cozy fireplace serves as the focal point for family movie nights or a quiet retreat. Outside, the property is a hobbyist's dream, featuring a low-maintenance yard that frees up your weekends. The backyard hosts a substantial double detached garage and a separate, insulated shed equipped with power. This bonus structure is a blank canvas, perfectly suited for a small home business, a dedicated "man cave," or an adorable playhouse. With its flexible floor plan and exceptional outdoor workspaces, this home is ready to adapt to whatever your lifestyle demands.