



**73 9 Street SE
Medicine Hat, Alberta**

MLS # A2302672



\$329,900

Division:	SE Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,092 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove , dishwasher, washer , dryer, central A/C, shed, garage door opener w. remote, wall A/C , garden boxes , pergola , curtain rods

This charming home on the SE Hill is ready for its next owner! Great location close to schools, shopping, and the Central Park water park and playground. Fully fenced private yard on a corner lot , but with only a front sidewalk so no extra foot traffic or shovelling! This warm , bright , and extensively renovated home has a new kitchen , a new bathroom , a new central a/c , new windows, new shingles , new eavestroughs, new flooring, some updated plumbing and electrical, and is freshly painted from top to bottom. The inviting open main floor welcomes you in to a comfortable living / dining / kitchen space. There is good sized bedroom on the main floor, a full washroom , and a main floor laundry room / boot room on the first level, two smaller bedrooms upstairs, and a cozy den downstairs with the utility area and additional storage space as well. The private and fully fenced yard has been recently landscaped, and includes a shed and garden boxes. There is a detached single garage with large strip style driveway (great for drainage and also less shovelling !) This no pets /no smoking , move in ready home in a great location ticks all of the boxes!