

3 2 Street SE
Medicine Hat, Alberta

MLS # A2255512



\$339,000

Division:	SE Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,683 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Concrete Driveway, Double Garage Attached, Front Drive, Garage F		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Sloped, Treed		

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

Inclusions: Bar Fridge, Central Air Conditoner, Dishwasher, Electric Stove, Washer, Dryer, Window Coverings, Central Vac/Attachments, Underground Sprinklers, Pool Table, Shuffle Board.

Welcome to this unique 4-level split located on the desirable SE Hill. Sitting on a large corner lot, this property comes with a double attached garage plus an additional covered carport with garage door— plenty of room for vehicles, toys, and storage. The raised main floor makes a statement with its spacious front living room featuring an electric fireplace, a large dining area with backyard access, and a kitchen offering plenty of cabinetry and workspace. Upstairs you’ll find three comfortable bedrooms and a full 3-piece bathroom. The third level adds even more flexibility with a flex space and wet bar, another 3-piece bathroom, laundry, and direct access to the garage. Down on the fourth level is a huge walk-out rec room, complete with a pool table and shuffleboard— perfect for entertaining family and friends. This home is full of character and potential, just waiting for the right touch to make it shine. A rare opportunity in a sought-after location, it’s worth a look! Average Utilities are \$437/month.