

326 3 Street SW
Medicine Hat, Alberta

MLS # A2270073



\$399,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,028 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, See Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Fridge, stove, dishwasher, new OTR microwave, washer/dryer, window coverings

Welcome to this well-kept bi-level home with an attached single garage, ideally located in the SW Hill area built in 2013. The main floor features vaulted ceilings and abundant natural light. The kitchen offers white cabinetry, stainless steel appliances, and plenty of counter space, opening to the dining area and living room for a bright, connected feel. Upstairs, you'll find two bedrooms, including a spacious primary suite with a walk-in closet and ensuite bathroom, plus an additional full bath. Just off the dining room is an enclosed sunroom with a gas line, perfect for relaxing or entertaining. The lower level offers a large, bright family room, two more bedrooms, and a bathroom with a corner shower. The laundry room includes a newer washer and dryer and there is also some additional storage space. Outside, the fenced yard includes room for under-deck storage. Recent updates include fresh paint throughout the home. The attached single garage is heated and insulated for year-round comfort. Located in a central area of town, this home offers convenience, comfort, and great value. Call today to schedule your personal viewing! ** Please note there are some virtually staged images**