

**131 3 Street NW
Medicine Hat, Alberta**

MLS # A2272033



\$315,000

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|------------------|---|---------------|-------------------|
| Division: | Riverside | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 888 sq.ft. | Age: | 1993 (33 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Low Maintenance Landscape | | |

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|--------------------|----------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Jetted Tub | | |

Inclusions: n/a

Situated in a mature and welcoming neighbourhood, this half-duplex offers a functional layout with great features inside and out. With a walk-out basement, a heated double detached garage, and outdoor spaces at both the front and back, this home provides comfort and versatility. The main floor features a spacious living room with a garden door that opens onto the front deck, a bright dining area, and a kitchen with plenty of cabinet space. You'll also appreciate the main floor laundry and the large primary bedroom, complete with a jetted tub and separate shower. The walk-out basement extends your living space with two additional bedrooms, a storage room, a utility area, and a generous family room—ideal for relaxing or hosting. A second exterior door leads to the private rear concrete patio and provides easy access to the heated double garage. Offering 3 bedrooms and 2 bathrooms, this home has room to suit many lifestyles. With the double garage and two additional front parking spots, there's no shortage of parking options. If you're looking for a home with a solid layout, practical features, and a great location, this property has plenty to offer. Take the virtual tour 24 hours a day.