

131 3 Street NW  
Medicine Hat, Alberta

MLS # A2272033



## \$315,000

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.