

683 7 Street SW  
Medicine Hat, Alberta

MLS # A2279767



## \$429,900

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Lawn, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, Storage, Vinyl Windows		

**Inclusions:** Children's Playground in backyard, Gazebo

Wonderfully renovated four-bedroom bungalow located on desirable SW Hill. This impressive home is ideally situated just a short distance from the hospital, with quick access to the Trans-Canada Highway and nearby amenities. The transformation of this home has been years in the making, with phenomenal updates throughout. The modern kitchen features a large island, white cabinetry, stainless steel appliances, and many thoughtful extras including a spacious dining area with built-in seating. Restored original hardwood floors add a warm, rustic accent to the home's contemporary style. The primary bedroom is one of two on the main floor and has been re-imagined with a walk-through closet to the full bathroom and patio doors leading to a large deck with attached gazebo. The fully developed basement offers a comfortable family room perfect for movie nights, two additional bedrooms, a 3-piece bathroom, and a generous laundry room with sink. Numerous additional upgrades include newer windows and doors, Safe'n Sound insulation for noise reduction, hard-wired smoke alarms, built in wine rack and more. The backyard is truly the crown jewel of this property and must be seen to be fully appreciated. This fully fenced and landscaped outdoor oasis includes underground sprinklers, a deck, firepit area, patio space, and a childrens playground. A single detached garage provides an excellent workspace, while the long concrete driveway offers RV parking if desired. This one-of-a-kind property is a rare find and won't last long! Virtual Property Tour available.....