

**654 6 Street SW
Medicine Hat, Alberta**

MLS # A2284196



\$324,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	996 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Private, Underground Sprinklers		

Heating:	Gravity, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: 2 Fridges, Stove, Washer, Dryer, Microwave, Window coverings, Freezer, Storage shed, Garage door opener

Pride of ownership shines throughout this well-maintained one owner home loaded with upgrades and located in a fantastic area close to the hospital. This home offers a great layout with 2 bedrooms up, and a bright and welcoming main floor featuring a beautifully upgraded kitchen, hardwood floors, and newer windows that bring in plenty of natural light. Off the kitchen you'll love the covered deck, perfect for morning coffee or summer BBQs, overlooking the private, fully fenced backyard. This home also offers excellent parking and storage with a detached garage, RV parking, and the convenience of underground sprinklers. Major exterior updates have already been completed including newer shingles and siding, giving you peace of mind for years to come. Downstairs is a fantastic space for the whole family with a large family room, cozy wood-burning fireplace, plus a 3rd bedroom and 3-piece bathroom—ideal for guests or a growing family. Don't miss your chance to own this solid, move-in ready property!