

**3 2 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2203066**



**\$395,999**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,683 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Carport, Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn, Other, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home		

**Inclusions:** Pool Table, Shuffle Board

Welcome to this unique 4-level split home, built in 1953 as one of Medicine Hat's first show homes. Situated on a mature, treed 50 x 130 lot, this property offers 3 bedrooms, 2 bathrooms, and a large living room with fireplace. The home features a hardwood flooring and carpet combination, with tile, and ample storage throughout. Enjoy the expansive kitchen, just off the back patio, perfect for entertaining. The games room, equipped with a pool table and shuffleboard, offers a fun space for family and friends. A spiral staircase leads to the top level, where your seasonal window views are great. Additional highlights include newer shingles, a double attached garage (26 x 25), and an enclosed, large detached carport (19 x 36). There is also off-street parking, underground sprinklers, and a tiered lot, enhancing the property's curb appeal. The home also includes a wet bar, central vac, and an electric fireplace for cozy evenings. Located close to amenities, the river, schools, downtown, and walking paths, this home provides the perfect balance of comfort and convenience. A must-see for those seeking a unique gem in a desirable neighborhood!