



DON'T GAMBLE WITH YOUR HOME.
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407 13 Street SE
 Medicine Hat, Alberta

MLS # A2237618



\$599,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,335 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	See Remarks, Underground Sprinklers, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, microwave, dual ovens, washer, dryer, central a/c, window coverings, garage door opener, garage door remote, u/g sprinklers (as-is), shed, gazebo, softener system,

Step in to modern style and comfort in this renovated bungalow! This UNIQUE home is loaded with extras! Ideally located in the heart of the city on the SE Hill, this amazing home sits on a huge 65 x 186 foot lot that overlooks the coulee. These lots are rare ! Enjoy the room to breathe provided by over 2300 sq ft of living space on the main floor. The main entry greets you with a massive living room with a stone water feature and dual gas fireplaces. Just to the right there is a conveniently located front office that could serve as a guest room if necessary. Behind this is a full bathroom with a jetted tub and the first bedroom. Now follow the hall down to the impressive primary bedroom with a 5 piece en-suite including dual sinks , walk-in shower , soaker tub, and a huge walk-in closet. Moving to the back of the home reveals the perfect place to enjoy family and to entertain. The vaulted ceilings with tall south facing windows create a space like no other. This beautifully appointed kitchen features one of the largest granite topped islands I have seen! (Note: all counter-tops in the home are matching granite) There is a built-in stovetop , dual wall ovens, and a huge walk through pantry. There is space for an extra large dining table , an adjacent wet bar, a floating buffet and a fireplace too! This amazing space then leads out the rear deck overlooking the yard and a gazebo that is set up for a hot tub. This yard is an ideal palette for the landscaping and gardening enthusiasts and also the perfect place for hosting a garden party. Back inside on the main floor, there is a large , well designed laundry room with numerous cabinets, a wash sink , and an extra long counter for folding and organizing. Adjacent to this is the coat room with built in lockers. The lower level holds 2 more spacious bedrooms both with walk-in closets, a full bathroom with a walk-in / sit down shower , and 3 sinks!

There is also a spacious family room with newly installed flooring. Parking is provided by a super single garage , large driveway, and boat parking on the side. Updated , spacious bungalows in mature neighbourhoods are rare! Priced well below replacement cost. Have a look and then see yourself living in home that you can grow into and cherish for many years.