# \$324,900 - 322 Connaught Drive Sw, Medicine Hat

MLS® #A2180499

### \$324,900

3 Bedroom, 2.00 Bathroom, 1,264 sqft Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

This mid-century family home is ideally located on a guiet street overlooking Ajax coulee. The first thing you will notice is the large family room windows letting in loads of natural light. Original hardwood floors throughout most of the main floor adds to the appeal. The main floor features a large living room and dining area, nice sized kitchen with brand new fridge and stove, the large primary bedroom with double closets and large 3 piece bathroom. Upstairs you will find two nice sized rooms that would be ideal for children, an office or relaxation room. The lower level has been updated with linoleum throughout, a large room for the washer and dryer and utility sink and a large mechanical room with plenty of room for storage. An additional family room and three piece bath are located in the lower level. The backyard is fully fenced and has a large garden space as well as plenty of room for the kids to play. Another bonus is that the electrical panel will be upgraded to 100 amp service prior to possession. Furnace (2019) Water Heater (2017) Shingles (2012)





Built in 1956

#### **Essential Information**

MLS® # A2180499
Price \$324,900
Sold Price \$325,000

Bedrooms 3

Bathrooms 2.00 Full Baths 2

Square Footage 1,264

Acres 0.14 Year Built 1956

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Sold

# **Community Information**

Address 322 Connaught Drive Sw

Subdivision SW Hill

City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1A 5H8

#### **Amenities**

Parking Spaces 1

Parking Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces

Front, Single Garage Attached

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Central Air Conditioner, Electric Stove, Freezer, Garage Control(s),

Refrigerator, Washer/Dryer, Window Coverings

Heating Central, Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Backs on to Park/Green Space, Back Yard, Garden, Lawn,

No Neighbours Behind

Roof Asphalt Shingle
Construction Brick, Vinyl Siding
Foundation Poured Concrete

## **Additional Information**

Date Listed November 22nd, 2024

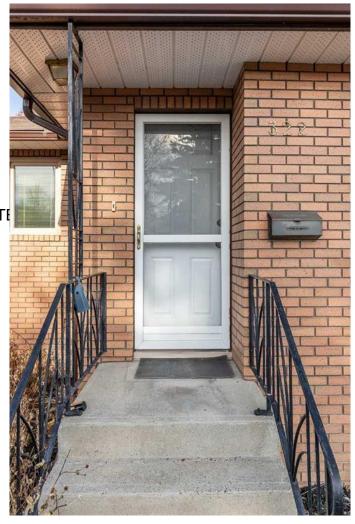
Date Sold December 9th, 2024

Days on Market 17

Zoning R-LD HOA Fees 0.00

# **Listing Details**

Listing Office RIVER STREET REAL ESTATE



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