

**51 Connaught Drive SW**  
**Medicine Hat, Alberta**

**MLS # A2258241**



**\$337,500**

|                  |                                                            |               |                   |
|------------------|------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | SW Hill                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                   |               |                   |
| <b>Size:</b>     | 924 sq.ft.                                                 | <b>Age:</b>   | 1956 (69 yrs old) |
| <b>Beds:</b>     | 4                                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Oversized, RV Gated, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Underground Sprinklers   |               |                   |

|                    |                               |                   |      |
|--------------------|-------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame            | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features             |                   |      |

**Inclusions:** FRIDGE, STOVE, HOOD FAN, DISHWASHER, WASHER & DRYER, CENTRAL A/C, GARAGE HEATER, GARAGE DOOR OPENER & 1 REMOTE, SHED(X2), U/G SPRINKLERS

This inviting bungalow is tucked into a quiet neighborhood just steps from a park, walking trails, shopping, and schools. The main floor has been thoughtfully updated with a modern kitchen, bathroom, and flooring while still showcasing original hardwood in the two bedrooms. The fully developed basement expands your living space with a cozy family room, two additional bedrooms, a 3-piece bathroom, and plenty of storage. Comfort comes easy with newer A/C, furnace, and shingles. Outside, enjoy the large lot with gated RV parking, storage options, and an oversized 17x28 detached heated garage. A rare find that combines updates, charm, and functionality—ready to welcome its next owner!