



GRASSROOTS
REALTY GROUP

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**188 Burns Crescent NW
Medicine Hat, Alberta**

MLS # A2216644



\$379,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,485 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Paved, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Washer / Dryer, Window Coverings, Microwave, Larger Chest Freezer in Laundry Room, Dining Room Table & Chairs, China Cabinet in Dining Room, All furniture in the game room (including pool table)

This immaculate 5-bedroom bungalow has been lovingly maintained by the same owner since 1965, it blends timeless charm with exceptional space. Thoughtfully expanded on both levels, it easily adapts to meet the needs of any growing family. Step inside to discover stunning original hardwood floors that stretch across most of the main floor, setting a warm and welcoming tone. The bright, airy living room is filled with natural light and opens onto a fully enclosed, window-lined deck—perfect for enjoying the outdoors through three seasons. The updated kitchen is generously proportioned, ideal for both everyday cooking and entertaining, while the adjacent dining area provides ample room for family meals and get-togethers. The main floor features three comfortable bedrooms and a full bathroom, while the fully finished basement adds two more bedrooms, a second full bathroom, a spacious recreation room, and a games area complete with a full-size pool table—perfect for hosting and memory-making. Outside, you’ll find a single detached garage and additional off-street parking. Situated close to schools, parks, and shopping, this move-in-ready home offers comfort, convenience, and a location that’s hard to beat.