



**GRASSROOTS**  
REALTY GROUP

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**1872 29 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2225467**



**\$339,900**

<b>Division:</b>	Crestwood-Norwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Level, Private, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Wired for Data		

**Inclusions:** N/A

Welcome to this charming 4 bedroom bungalow nestled in a gem of a neighborhood! Centrally located, this home has been updated throughout the years and features vinyl plank & laminate flooring and neutral colors blended with some fresh colors. Each bedroom has a CAT5 line installed for fast internet for everyone. The galley style kitchen and living room create a bright and inviting space &ndash; perfect for the family to gather. With 3 bedrooms on the main floor, this home offers comfortable living, the rec room downstairs was initially a living area and bedroom but was opened up for a studio style bedroom. Step outside to a large fully fenced yard, providing privacy and a safe space for children or pets to play. NEW ROOF just installed!! A huge bonus is the heated detached double garage &ndash; with 220V ran to both sides along with air lines. This garage is perfect for the handyman or car enthusiast. Lots of space for storage in this large shed, and a garden right beside it for the green thumb. Located just minutes from playgrounds, shopping, restaurants, and all essential amenities, this home offers the perfect balance of comfort, convenience, and potential. Contact your favorite REALTOR&reg; and book a viewing before its gone!