



**GRASSROOTS**  
REALTY GROUP

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**1340 17 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2231833**



**\$314,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Crestwood-Norwood      |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,120 sq.ft.           | <b>Age:</b>   | 1954 (71 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.29 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot  |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | See Remarks, Unfinished           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Siding                       | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s) |                   |      |

**Inclusions:** Fridge 2x, Stove, Gas Stove, Dishwasher, Washer, Dryer, Wall A/C, Freezer

Nestled on a massive corner lot in a mature and centrally located neighbourhood, this bungalow is full of possibilities. With 3 bedrooms, 1 bathroom, and original details throughout, this home is ready for your vision. Whether you're looking to restore its classic charm or update it with modern touches, there's room to make it truly yours. The undeveloped basement adds plenty of storage space, while the detached single garage, expansive driveway, and RV parking offer an abundance of room for vehicles, trailers, and all your extras. In the backyard, you'll find a 487 sqft guest house (carriage house) with 1 bedroom, 1 bathroom, a kitchen, and living room, offering great potential for rental income, multi-generational living, or a dedicated workspace. The possibilities are wide open. Outside, you'll fall in love with the beautiful mature trees and the sense of space this expansive lot offers. Just minutes from Coulee trails, the Stampede grounds, schools, and everyday amenities, it's the prime location and generous lot size that make this property an ideal investment opportunity.