



GRASSROOTS
REALTY GROUP

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**17 Greenwood Court SW
Medicine Hat, Alberta**

MLS # A2233160



\$470,000

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,229 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Treed, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum		

Inclusions: N/A

Welcome to 17 Greenwood Court SW: a charming 1,228 sqft bungalow tucked into one of Medicine Hat's most desirable neighbourhoods. Situated on a quiet street near the river and walking paths, this home offers the perfect blend of privacy, nature, and city convenience. The standout feature here is the backyard: spacious, beautifully maintained, and framed by mature trees. Backing onto a green space with no neighbours behind, it feels incredibly peaceful and private. Although the home is near highway access, the yard and surrounding greenery create a surprisingly quiet retreat. Inside, the living room greets you with vaulted ceilings that add an open, airy feel. The kitchen features warm oak cabinetry and flows into a cozy, functional dining space. From there, French doors lead out to the back deck, perfect for enjoying the lush surroundings. The main floor offers 2 bedrooms and a 4 pc bathroom, including the primary suite complete with a walk-in closet and its own 3 pc ensuite. Conveniently, the laundry room with a new washer/dryer is located on the main level with direct access to the double attached garage. Downstairs, the fully finished basement provides even more living space with a generous rec room featuring a gas fireplace, 2 additional bedrooms, a 3 pc bathroom, and storage. With great curb appeal, a neutral exterior, a new roof in 2024, and a yard that truly sets it apart, this home is a rare find in an established location!