



GRASSROOTS
REALTY GROUP

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1384 10 Avenue NE
Medicine Hat, Alberta

MLS # A2233181



\$365,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Gazebo, Landscaped		

Heating:	Central, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, See Remarks, Tankless Hot Water, Vinyl Windows, Wet Bar		

Inclusions: Gas Range, microwave hoodfan, fridge, dishwasher, beverage fridge x 2, washer, dryer, exercise equipment, fire table, (pool if wanted), gazebo, u/g sprinklers, central air, window coverings, garage door opener with remotes, TV Wall Mounts(s)

Looking for Your Perfect Match? Meet NECH's Updated Bungalow! Ready to fall in love? This fully updated NECH bungalow is searching for someone who values comfort, style, and a little bit of fun! With a fresh look and all the right features, this home is ready for a long-term relationship. About Me: I'm a charming bungalow with 3 bedrooms and 2 sparkling bathrooms. My shingles are brand new as of June 2025, and most of my windows are energy-efficient vinyl—so you can count on me to keep you cozy year-round. My Best Features: Renovated kitchen with gas range, potfiller, and beverage center—perfect for foodies and entertainers Wet bar in the dining area for your signature cocktails or mocktails Newer appliances, updated furnace, central air, and tankless hot water—modern comfort is my love language Electric fireplace in the living room for cozy nights in Large family room (currently flexing as a gym!) and plenty of storage space for all your hobbies and gear Downstairs bonus room with its own ensuite—ideal for guests, a teen, or your own private escape Outdoor Vibes: Private, fenced backyard for relaxing or entertaining Natural gas fire table under a gazebo—perfect for summer evenings and making memories Single heated garage—your car's new happy place, perfect for winter mornings or a year-round workshop Looking For: Someone who appreciates thoughtful updates, loves to host, and wants a move-in ready home with personality. If you're searching for a home that's as reliable as it is stylish, let's make this match happen! Ready for a tour? Let's set up a "date"—your NECH dream home can't wait to meet you!

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