



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1828 19 Avenue SE
Medicine Hat, Alberta

MLS # A2233250



\$374,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Crestwood-Norwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,071 sq.ft. | Age: | 1965 (60 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stucco, Vinyl Siding, Wood Siding | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Shed

Welcome to 1071 sq ft of comfort and charm in the heart of the highly desirable Crestwood neighborhood. This bright, clean, and extensively updated bungalow is situated on a quiet, family-friendly street just steps away from excellent schools, scenic parks, and all the amenities that make Crestwood such a sought-after place to live. Offering true turn-key convenience, this home is perfect for families, first-time buyers, or anyone seeking affordable living in a mature and welcoming community. From the moment you arrive, you'll be drawn in by the home's outstanding curb appeal. The exterior is well-maintained and features new shingles (2023), giving peace of mind for years to come. Step inside to a sun-filled main floor where warmth and functionality come together. The spacious living room provides a comfortable spot to unwind, while the updated kitchen offers modern soft-close cabinets, ample workspace, and a brand-new dishwasher (2023). Adjacent to the kitchen is a dining area that comfortably fits a family-sized table, perfect for both everyday meals and special occasions. One of the highlights of the main level is the bright and versatile sunroom just off the rear of the house—a perfect spot for morning coffee, plant displays, or a cozy reading nook with a view of the backyard. The main floor also includes three good-sized bedrooms and a well-appointed 4-piece bathroom, all freshly painted and ready for you to move in and enjoy. The fully finished basement has been thoughtfully updated and offers an impressive amount of additional living space. With brand-new carpet and trim, the massive family room is ideal for movie nights, a play area, games of mini sticks, or any kind of recreation your family enjoys. A stylish 3-piece bathroom adds convenience and function to the lower level, with ample storage and utility space to meet your

needs. Out back, you'll find a private, well-kept yard that's great for kids, pets, or outdoor entertaining. The large single detached garage is insulated and plumbed for a heater—making it perfect for winter parking or use as a year-round workshop or hobby space. With recent updates throughout including shingles (2023), a new dishwasher (2023), new basement carpet and trim, and fresh paint, this Crestwood bungalow is as move-in ready as they come. Combining affordability, thoughtful updates, and an unbeatable location, this is a perfect opportunity to own a solid, stylish family home in one of the city's most loved neighborhoods. Don't miss your chance to make it yours!