



GRASSROOTS
REALTY GROUP

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48 Corbitt Way SE
Medicine Hat, Alberta

MLS # A2233538



\$419,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	979 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Fridge , Stove, Dishwasher , Washer + Dryer , Garage Door Opener + Remote

Hey Hey , welcome to 48 Corbitt Way! This great bungalow is tucked away in a south-end neighbourhood on a family-friendly street close to schools, shopping and steps from a newly updated park +playground. This 3 bed / 2 bath bungalow has been thoughtfully updated over the years , including new shingles in 2022 , basement refresh in 2021 , hot water tank in 2024 and high efficiency furnace in 2025. Upstairs , you'll find all 3 bedrooms and a comfortable living area that flows nicely into your kitchen and dining room. The basement is a wide open space, perfect for entertaining or a great flex room to use however you see fit. The real eye-catcher is the backyard, with a double detached garage , great cement pad and sitting area with just enough grass to enjoy , but not enough that mowing and water bills throw a wrench in your summer plans. The front landscaping is 0 maitnence with a large driveway for extra off-street parking for cars or an RV. Come see what this beauty has to offer today!