



GRASSROOTS
REALTY GROUP

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**1930 17 Avenue SE
Medicine Hat, Alberta**

MLS # A2233739



\$299,000

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	892 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	1
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Central Air, Window Coverings, B/I Desk, Water Filtration System, Garage Door Opener, Woodstove and Workbench in Garage, Garden Boxes

Perfect Starter, Downsizer, or Investment Opportunity! This cozy bungalow offers versatility and value on a large lot in a quiet, convenient neighborhood. Featuring 2 bedrooms up and a full 4-piece bathroom, the main level includes a bright and spacious living room, and a well-appointed kitchen with eating area, stylish tile backsplash, and newer appliances. The basement offers a generous family room, an additional bedroom with walk-in closet, and plenty of storage. There's room to add another bathroom if desired. Updates include a newer furnace, hot water tank, and a water filtration system. Outside you'll find a huge, fully fenced lot with gated RV parking and a 14x24 detached garage. Located close to shopping, schools, restaurants, and more—this home checks all the boxes for comfortable living or smart investment.