



**GRASSROOTS**  
REALTY GROUP

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

**2517 22 Avenue SE  
Medicine Hat, Alberta**

**MLS # A2235134**



**\$400,000**

<b>Division:</b>	Crestwood-Norwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

Welcome to this updated bi-level home in desirable Crestwood. Offering 4 bedrooms, 2 full bathrooms, and a double detached garage with a new roof and gas line, this home is move-in ready. The bright kitchen features custom pull-out cupboards and new appliances for efficient storage and modern convenience. New vinyl windows and a new washer and dryer add to the home's appeal. Enjoy the convenience of a BBQ gas line on the deck. Major mechanicals including the A/C, furnace, and hot water tank were all replaced around 2017. A carefully crafted yard offers mature grape vines and inviting green space. Located in a quiet, established neighborhood close to parks, schools, and amenities, just around the corner from the Farmers' Market and Stampede grounds, this home checks all the boxes.