



GRASSROOTS
REALTY GROUP

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**2205 15 Avenue SE
Medicine Hat, Alberta**

MLS # A2235322



\$399,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: None

Great Norwood location near Shopping, Transportation, Schools, Parks, Golf, Playground, City operated Crestwood swimming pool and health programs, Restaurants and numerous services, A non smoking, no pet home in absolutely immaculate condition with most attractive decor, updated in recent years. 2 bedrooms up plus an office which would be suitable for a nursery with 1 bedroom down and a flex room which could be utilized as a 4th bedroom. This beautiful ranch style brick faced bungalow has undoubted great street appeal and a side by side carport and a single garage and this set up may work for your RV parking. Mostly low maintenance exterior. Attractive private patio area with firepit. Meticulously landscaped with planting boxes and stone work so no grass to cut in the back. Superbly upgraded kitchen and bathrooms and really all rooms are updated and very pleasing. A complete turn key with no work to be done so you can sit and relax while enjoying the firepit. Attractive appliances and light fixtures. This home certainly ticks all the boxes and has a very central and quiet location in a most popular and sought after area