



GRASSROOTS
REALTY GROUP

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19 8th Street NE
Medicine Hat, Alberta

MLS # A2235849



\$484,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,867 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings		

Inclusions: Fridge 2x, stove, stove top, dishwasher, 2x microwave 2x, hood fan, mini fridge, central air, window coverings, garage door opener (no remote), kitchen island, washer, dryer, washer/dryer in one/combo, shed, UGS front and back w/ drip lines, hot tub

This beautifully updated two storey home sits on a rare double lot on one of NECH's most picturesque tree-lined streets. With incredible curb appeal, you're welcomed by a large front yard, a dreamy wraparound deck, and an upper-floor balcony that gives this property its timeless charm and grand presence. Built in 1912 and thoughtfully renovated with stylish finishes, this 1867 sqft home effortlessly blends historic character with modern function. Step inside and be greeted by a spacious foyer and a versatile front office—perfect for working from home, a playroom, or creative studio space, with built-in cabinetry, shelving, and a sink. Across the hall, the lovely living room features high ceilings, an electric fireplace with a stunning stone and shiplap surround, and a neutral palette that feels both fresh and inviting. The bright dining room opens directly onto the front deck, making it ideal for summer entertaining. The updated kitchen features white cabinetry, quartz countertops, new stainless steel appliances, and clever pantry pullouts. Adjacent is a bonus bar space—perfect for a coffee station or butler's pantry—leading into a functional mudroom with built-in bench, hooks, and coat closet. A stylish 3 pc powder room completes the main floor. Upstairs, you'll find 3 generous bedrooms including a lovely primary suite with large windows and a charming built-in window seat. The beautifully finished 5 pc bathroom includes a double vanity, jetted tub with shower, and a laundry closet with a convenient all-in-one washer/dryer unit—an ideal complement to the full laundry room in the basement. One of the secondary bedrooms offers access to the upper balcony—an ideal spot for a morning coffee or evening unwind. Downstairs adds even more flexible living space with a large rec room, a 4th bedroom (with a new

egress window), 3 pc bathroom, and a kitchenette complete with a fridge, dishwasher, stovetop, microwave, and sink. Whether for multigenerational living, teens, this level offers great potential. There's also a large utility/laundry room with ample storage. Out back, the huge yard is perfect for relaxing or entertaining, featuring a patio, hot tub, and even a treehouse. A 22x24 ft double detached garage sits off the lane, and a long front driveway offers parking for multiple vehicles or an RV. Recent updates include fresh interior paint, painted stucco, new shingles on the garage, and updated vinyl and carpet flooring. This is a truly special home in a beloved location—classic charm, modern updates, and a lot you simply can't find every day.