



**GRASSROOTS**  
REALTY GROUP

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**321 18 Street NE**  
**Medicine Hat, Alberta**

**MLS # A2236144**



**\$349,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,011 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** garburator (as-is), tv mounts (3), downstairs bathroom pantry, garage door opener and remotes(2), central vac with attachments (as-is), deepfreeze in garage, coatrack by back door, backyard privacy wall

Welcome to this charming and well-maintained bungalow in the heart of Crescent Heights, offering the perfect blend of comfort, functionality, and space for the whole family. With just over 1,000 sq ft on the main level and five total bedrooms, this is a fantastic opportunity for families, first-time buyers, or anyone seeking a move-in-ready home in a great neighborhood. As you step through the front door, you're greeted by a spacious and inviting living room with beautiful flooring that adds warmth and character to the space. The living area leads into a bright kitchen complete with a full appliance package and an adjacent dining area, ideal for family meals and entertaining. The main floor features three bedrooms, including a spacious primary bedroom with room for larger furniture pieces, a full 4-piece bathroom, and two additional bedrooms perfect for kids, guests, or home office setups. Downstairs, the fully finished basement expands your living space with two more bedrooms, a second bathroom, and a large versatile living or rec room area ready for movie nights, play space, or hobbies. The exterior is just as impressive, boasting beautiful curb appeal and a fully fenced backyard that has been meticulously maintained—ideal for kids, pets, or simply enjoying the outdoors. The oversized 24x24 detached garage with back alley access is a major bonus, providing ample parking, storage, or workshop potential. Plus, the back alley opens directly onto a park area, offering wonderful green space right at your doorstep. Other features include roof done in 2024, some vinyl windows, close to schools and all amenities Crescent Heights has to offer! Don't miss your chance to own this solid, well-cared-for bungalow in a highly sought-after location!