



**GRASSROOTS**  
REALTY GROUP

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**334 14 Street NE**  
**Medicine Hat, Alberta**

**MLS # A2236725**



**\$350,000**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This bright and welcoming bungalow offers a smart layout with 3 bedrooms plus a den and 2 full bathrooms, making it a great fit for a variety of lifestyles. Clean, modern finishes throughout bring a fresh feel to the home, while thoughtful design ensures every space is functional and inviting. Natural light fills the main living areas, creating a warm and airy atmosphere. The den adds valuable flexibility &mdash; ideal for a home office, guest room, or creative space. A single garage provides convenient parking and storage. Located on a quiet street in a peaceful neighborhood, 334 14th Street offers a blend of comfort and modern style in a manageable, easy-to-maintain footprint.