



GRASSROOTS
REALTY GROUP

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339 20 Street NE
Medicine Hat, Alberta

MLS # A2237150



\$399,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,158 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, C/A, Shed, TV and TV Mount, Some Furniture
Negotiable

Beautifully refreshed and move-in ready, this spacious four-level split offers a fantastic blend of functionality, comfort, and style. With 4 bedrooms, multiple living areas, and a double attached garage, this home has room to grow—whether you're a busy family or simply need flexible living space. Step inside to find an inviting main level with a bright front living room, open dining space, and a freshly updated kitchen featuring newly painted cabinets, modern hardware, a sleek new backsplash, and brand-new appliances. Your Dining area leads you directly to your backyard, making it easy to entertain indoors and out. Upstairs, you'll find two generous bedrooms: a primary suite with a private 2-piece ensuite and a full 4-piece bathroom. Both bathrooms have been updated with new toilets, fixtures, and fresh finishes. The first lower level includes a cozy second living area, an additional 4-piece bathroom, and another bedroom - perfect for a home office or guest room. On the lowest level, you'll find a fourth bedroom, an ample rec space (ideal for a games area), and the utility/laundry room. This home has seen extensive updates in the last year, including: New central A/C, New flooring and baseboards, Fresh paint in every room, Updated light fixtures, faucets, hinges, and door hardware, New window coverings, new toilets, Furnace and Duct cleaning completed, New garage lights, front door handle, exterior lighting, and stylish new house numbers. Located in a mature neighbourhood with great natural light from its north-facing front and sunny backyard, this home is full of thoughtful updates and truly turn-key. All that's left is to move in and enjoy! Average utilities are \$315/month.