



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1402 26 Street SE
Medicine Hat, Alberta

MLS # A2237270



\$310,000

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,083 sq.ft.	Age:	1970 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Attached Carport, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Garden		

Heating: Forced Air, Natural Gas

Floors: Laminate, Tile

Roof: Asphalt

Basement: Finished, Full

Exterior: Brick, Stucco, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Armoire/drawer in the basement bedroom

Tucked away on a quiet street, this 5-bedroom, 2-bathroom home is full of charm and potential—just waiting for its next owner to make it their own. Whether you're dreaming of fresh updates or a full renovation, this home offers the perfect canvas. You'll love the location—peaceful and private, yet just minutes from public transit, shopping, dining, and local amenities. Southview Centre, TransCanada Junction, and CO-OP on 13th Ave are all nearby, and under 3 km from Medicine Hat College, Medicine Hat Mall, Downtown, and Park Plaza on Dunmore Road. The home already boasts great curb appeal with a fully fenced yard, a patio perfect for summer barbecues, and a spacious backyard that's ideal for gardening or play. Inside, you're welcomed by a bright and roomy living area, with an open dining and kitchen layout that makes hosting easy. Three bedrooms and a full 4-piece bathroom are located on the main floor for convenience. Downstairs, the basement offers even more space with two additional bedrooms, a large living area perfect for a rec room, guest suite, or hobby space, plus a 3-piece bathroom for added flexibility. An attached single garage and carport with direct access to the kitchen entry provide year-round convenience. This is a fantastic opportunity for a growing family or anyone looking for a spacious home in a well-connected neighborhood. Come see the potential for yourself!