



GRASSROOTS
REALTY GROUP

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**330 14 Street NE
Medicine Hat, Alberta**

MLS # A2238087



\$269,800

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	981 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, central a/c, wooden shelf

This well-maintained five-bedroom bungalow is located in a quiet and mature Northeast Crescent Heights neighbourhood, offering plenty of space and a practical layout that suits a range of needs. The main floor features a bright, functional kitchen with a dining area and appliances, including a fridge, stove, and dishwasher. You'll also find three good-sized bedrooms on the main level, along with a 3-piece bathroom. Downstairs, the fully developed basement adds even more value with a spacious recreation room, two additional bedrooms, and a second 3-piece bathroom. Outside, the property includes a concrete driveway, a 24x16 detached garage, and a generously sized yard with perennials along with potential for RV parking. Additional features include central air conditioning, a hot water tank (approximately 8 years old), and shingles (approximately 7 years old). With so much to offer in a desirable location close to schools, parks, and amenities, this home is a fantastic opportunity you won't want to miss.