



GRASSROOTS
REALTY GROUP

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133 14 Street NW
Medicine Hat, Alberta

MLS # A2239484



\$309,000

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	947 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Paved, Rectangular Lot, S		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Natural Woodwork, No Animal Home, Separate Entrance, Soaking Tub, Storage, Wood Windows		
Inclusions:	n/a		

For more information, please click Brochure button. Welcome to this meticulously upgraded home where modern comfort meets timeless character. Step inside to a bright and inviting layout. Beautiful wood paneling leads you to the private quarters, with two generously sized bedrooms and a stylish main bathroom featuring updated tile and fixtures. The spacious living and dining areas create a comfortable flow, perfect for everyday living. The heart of the home is the large, open-concept kitchen with brand-new linoleum flooring. Its walkthrough design connects seamlessly to the dining space, filled with natural light and direct access to the back deck, perfect for effortless indoor-outdoor living. Outside, enjoy a spacious entertaining deck with natural gas hook-ups for BBQs and a cement patio nook for all your seasonal gatherings. A large neighboring tree provides natural shade throughout the day, keeping the home cool and comfortable in summer. For added convenience, the home is equipped with central A/C and a high-efficiency two-stage furnace for year-round climate control. The fully developed basement with brand new flooring and paint throughout offers a second full bathroom with a tiled tub and large vanity, a versatile rumpus/second living room, a third bedroom, and a bright laundry room. The exterior of this home is just as impressive. Recently repainted in modern shades of gray, it radiates curb appeal. Enjoy lush green grass in the front, with a yard primed for effortless maintenance thanks to underground irrigation and freshly planted flowers that add a pop of color. Enjoy an extra-long 85ft driveway leading to a double detached garage that's fully insulated and finished, complete with a drive-through rear door for added functionality. A rear swing gate opens to a 16ft × 14ft parking pad—perfect for RV or trailer parking. Located within walking

distance to green spaces, multiple schools, Big Marble Go Centre, Co-op, salon, gas station, bank, and a new Dollar Store opening this fall—this home is truly move-in ready and centrally located!