



**GRASSROOTS**  
REALTY GROUP

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**978 20 Street NE  
Medicine Hat, Alberta**

**MLS # A2239578**



**\$379,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,398 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fire pit & chairs, area carpets

Looking for unique but functional. This may be the one. A beautiful 3 bedroom, 2 bathroom house in NE Cres Heights waiting for the next family. A great house laid out for entertaining or just family time. Enjoy the family room on winter nights or enjoy the very private patio on summer evenings. Newer roof, 2 furnaces, newer bathrooms and new paint through out are just a samplings of the highlights of this great home. This may be the one!!!! PLEASE NOTE: BRAND NEW AIR CONDITIONER AS OF AUGUST 2025 AND ALSO NEWER ROOF!!!!