



GRASSROOTS
REALTY GROUP

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**53 Bennett Court NW
Medicine Hat, Alberta**

MLS # A2241364



\$348,888

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	992 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Carport		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

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

Inclusions: Hood fan, fridge, stove, dishwasher, washer, dryer, Shed, window coverings (includes new blinds for front windows not yet installed)

Looking for Your Perfect Match? Meet Sunny Serenity! Hey there, future soulmate! I'm a bright, welcoming bungalow nestled in a quiet court in NWCH, ready to make your heart skip a beat. With 4 bedrooms and 2 bathrooms, I'm spacious enough for your dreams and cozy enough for your comfort. My main floor is all about good vibes—three charming bedrooms, a sparkling family washroom, and open living, dining, and kitchen spaces perfect for making memories. Downstairs, you'll find a private retreat: a fourth bedroom, a fresh new bathroom, a family room for movie nights, plus storage and laundry to keep life organized. I've had a glow-up recently—think newer vinyl plank flooring, upgraded windows (now basement egress-friendly!), a reimagined kitchen, chic lighting, and a fresh coat of paint. My furnace, AC, and hot water tank are all set for the long haul (2017), and my shingles are newer (2022). Basically, I'm low-maintenance and ready for commitment! Step outside to my private, fenced yard—sunny or shady, you'll always find the perfect spot to relax. I'll keep your car cozy in my carport and your tools tucked away in the back shed. If you're looking for a move-in-ready home with personality, style, and a whole lot of heart, swipe right and call your REALTOR® today. I can't wait to meet you!