



GRASSROOTS
REALTY GROUP

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**138 Cochran Drive NW
Medicine Hat, Alberta**

MLS # A2244022



\$325,000

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	889 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Off Street, Pa		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Wet Bar		

Inclusions: Fridge, Oven, Dishwasher, Washer, Dryer, Central AC, Window Coverings, Garden Boxes, Greenhouse, Garage Door Opener

Charming Brick Bungalow in a quiet mature neighbourhood! This adorable 3-bedroom, 2-bath brick bungalow is full of character and updates! Step inside and you'll find hardwood flooring in the inviting living room, some updated vinyl windows that fill the space with natural light, and a refreshed kitchen complete with stainless steel appliances. The updated 4-piece main bath features a tiled tub/shower surround and quartz topped vanity, and two bedrooms round out the main level. The fully finished basement offers great additional living space with a family room and wet bar; perfect for entertaining. The basement also includes a good sized third bedroom, 3-piece bathroom, and a laundry room with storage space. The attached oversized single garage offers plenty of room for parking and weekend projects, and good sized driveway adds even more parking options. Out back, the large yard features a lovely private deck, tranquil pond, and raised garden beds & greenhouse. Additional noteworthy upgrades include furnace and AC. With fantastic curb appeal, a charming covered front porch with planter box, this home is the perfect blend of comfort and charm! Don't miss it!