



GRASSROOTS
REALTY GROUP

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**824 16 Street NE
Medicine Hat, Alberta**

MLS # A2244264



\$399,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,142 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Off Street, RV Access/Parking, Single Garage Attached, Sing		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped		

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

Inclusions: stove, fridge, dishwasher built-in, hood fan, ceiling fan, shed, garage controls x2 + remotes, window coverings, central air conditioner.

Welcome Home! This charming 3 level split offers the perfect blend of comfort and functionality with 1,142 sq. ft. of well designed living space. Featuring 3 bedrooms, 2 bathrooms, and both an attached and detached single garage, this home is ideal for families, hobbyists, or anyone in need of extra space. The main floor boasts a bright, spacious living room filled with natural light and an open kitchen with eat-in dining, stainless steel appliances (fridge & dishwasher 1 year old), and a pantry for added convenience. Upstairs offers three generous bedrooms and a 4 piece bathroom, while the lower level includes a cozy family room, an additional 4 piece bathroom, laundry room, and an expansive crawl space that provides excellent storage options beneath the entire home. Outside, enjoy a large, beautifully landscaped yard with green space in both the front and back, offering added privacy and only one direct neighbour. Additional features include RV parking and a driveway offering ample parking. Numerous renovations over the years make this home truly move-in ready.