



**GRASSROOTS**  
REALTY GROUP

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**1260 Division Avenue NW  
Medicine Hat, Alberta**

**MLS # A2244544**



**\$299,900**

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Off Street, RV Access/P		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Laminate Counters, Storage		

**Inclusions:** Stove, fridge, washer, dryer, window coverings, bar fridge

Beautifully maintained 3-bedroom, 2-bathroom home offering excellent value at \$299,900. Situated on a large lot with great curb appeal, this property features recent updates including flooring, paint, lighting, bath fixtures, and new shingles. The fully developed basement adds extra living space with a family room, stylish bathroom, bedroom and a flex room that could easily be converted into a 4th bedroom. Off-street parking includes a driveway to a single garage, plus extra space for an RV or future garage development. The yard is immaculate, showing true pride of ownership. Located near Crescent Heights High School, shopping, and recreation. A move-in-ready home in a desirable location—book your showing today!