



GRASSROOTS
REALTY GROUP

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**1901 17 Avenue SE
Medicine Hat, Alberta**

MLS # A2244708



\$272,500

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Crestwood-Norwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 845 sq.ft. | Age: | 1959 (66 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street, Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Stucco

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: NA

Welcome to this charming and affordable home located on a desirable corner lot, close to shopping, parks, schools, and swimming! This property features a durable stucco exterior with newer entry doors. On the main floor you will find a bright living room with hardwood floors, 2 great sized bedrooms and a full 4 piece bathroom. Just off the kitchen, you can enjoy access to the backyard or make your way downstairs. The partially finished basement offers additional space and is ready for your personal touch. The fully fenced yard provides privacy and room to play or garden. Enjoy year-round comfort with a newer furnace. This is an ideal opportunity for first-time buyers, downsizers, or investors looking for value in a great neighborhood!