



GRASSROOTS
REALTY GROUP

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2669 24 Street SE
Medicine Hat, Alberta

MLS # A2246135



\$347,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Crestwood-Norwood | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 909 sq.ft. | Age: | 1974 (51 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Driveway, Garage Door Opener, Garage Faces Front, Single Garage Detached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Underground Sprinklers | | |

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|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: Fridge, stove, hood fan, microwave dishwasher, basement fridge, washer/dryer, central a/c, u/g sprinklers, window coverings, garage door opener and 1 remote, shed, solar panels

Welcome to this bi-level home in the quiet neighborhood of Crestwood, offering three bedrooms +den and two bathrooms, with a functional layout. The main floor features two bedrooms and a 4-piece bathroom along with a bright living room, while the lower level adds a second living room, a third bedroom, den, 3-piece bath, and a wet bar—ideal for entertaining or extended family living. Outside, you’ll enjoy the large fenced yard with underground sprinklers, a covered deck, and a single detached garage with a brand-new roof (2025). The solar panels provide a valuable break on utility costs, and there’s lots of parking for family and guests. Conveniently located near schools, parks, walking paths, and transit, this home offers the perfect mix of comfort and opportunity. Whether you’re a first-time buyer or looking for a great revenue property, this Crestwood gem has plenty of potential for you to make it your own.