



GRASSROOTS
REALTY GROUP

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1499 10 Avenue NE
Medicine Hat, Alberta

MLS # A2249676



\$428,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,358 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Fridge (2), Stove, Built in Dishwasher, Hood Fan, Washer, Dryer, Window Coverings, AC, Central Vac plus attachments, Garage door opener & remote (1), Hot Tub

This wonderfully updated bungalow is full of charm and space, all tucked away on a quiet street with a private urban yard you'll love coming home to. The brick exterior and updated front step gives it gorgeous curb appeal, and inside, it's completely move-in ready. Mainfloor living at it's fines ... the kitchen features granite counters, a breakfast bar and a picture window with views to the yard. You'll find the primary bedroom is oversized with two closets (easily converted back to two bedrooms if you prefer), Laundry and a gorgeous custom bathroom with dreamy walk-in shower! The current setup is perfect for empty nesters or anyone who wants easy living with room for family to visit. A bright and spacious family room with a cozy fireplace opens to the patio through garden doors, making it a perfect spot to gather or relax. Feels like you have your own private courtyard! Downstairs, you'll find a second full bathroom with in-floor heat, tons of storage, two bedrooms, and another large family room. Outside, the yard is private and versatile, this is going to be your oasis! the gardens enjoy fruit trees, perennial beds, and the hot tub will be a place you look forward to coming home to! The Green house is such a treat or make it into your reading nook to spend the shoulder seasons! This home has so many thoughtful touches—it's warm, inviting, and ready for you to move right in!