



**GRASSROOTS**  
REALTY GROUP

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**2160 8 Avenue NE**  
**Medicine Hat, Alberta**

**MLS # A2249849**



**\$414,500**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,167 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed, shelving in garage, Underground Sprinklers

Nestled on a peaceful, family-friendly street, this beautifully maintained 4-level split offers space, comfort, and charm both inside and out. The established landscaping, underground sprinklers, and spacious backyard with a large deck create the perfect setting for relaxing or entertaining. RV parking and a 17' x 23' detached garage add convenience and extra storage. Inside, the bright and inviting main floor features a spacious front entry, gleaming engineered hardwood floors in the living room, and large windows that flood the space with natural light. The kitchen boasts light cabinetry and flows into a generous dining area that overlooks the backyard. Upstairs, you'll find three comfortable bedrooms and a thoughtfully designed family bathroom with double sinks—ideal for busy mornings. The lower level includes a cozy family room with a stunning brick wood-burning fireplace, an additional bedroom, and a 3-piece bathroom—perfect for guests or teens. The basement level offers even more flexibility with a large rec room or playroom space. Recent updates include newer shingles and a newer furnace—adding peace of mind for years to come.