



GRASSROOTS
REALTY GROUP

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**27 Turner Drive SE
Medicine Hat, Alberta**

MLS # A2250809



\$459,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,539 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Fridge in Basement, Window Coverings, Garage Door Openers + Remotes, Garage Heater, Garage Shelving, Central Air Conditioner, Underground Sprinklers + Timer, Shed, Security System

This 1539 sq. ft. bungalow is move-in ready and offers the perfect blend of comfort, updates, and functionality. Neighboring the beautiful Turner park and playground, the property has been carefully maintained for its next owner. Step inside to a bright living room with vaulted ceilings, a large kitchen with solid surface countertops, plenty of cabinetry, and a spacious dining area. The main floor also features 3 bedrooms, including a primary with ensuite, a convenient walk-in tub in the main bathroom, and main floor laundry. Downstairs, the fully developed basement offers a large family/rec room, additional bedroom, full bath, and plenty of storage. Recent updates include newer central air (2 years), tankless hot water (2 years), updated windows (within 5 years, except one), and newer shingles, soffit, fascia, and siding. Outside, the oversized heated double garage is perfect for vehicles, hobbies, or a workshop. The yard is designed for low-maintenance living with underground sprinklers, vinyl, and metal fencing. With 3+1 bedrooms, 3 bathrooms, and a fantastic location, this home is ready to welcome its new owners!