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## 1804 17 Street SE Medicine Hat, Alberta

MLS # A2251244



\$369,900

Division: Crestwood-Norwood Type: Residential/House Style: Bungalow Size: 1,076 sq.ft. Age: 1972 (53 yrs old) **Beds:** Baths: Garage: Single Garage Detached Lot Size: 0.14 Acre Lot Feat: Back Yard, Front Yard, Landscaped

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Vinyl Windows

Inclusions: None

Welcome to this beautifully updated 3-bedroom, 1-bath bungalow offering 1,076 sq ft of comfortable, move-in-ready living space. With a fresh, modern feel and quality upgrades throughout, this home is perfect for those seeking style, efficiency, and potential. Enjoy cooking and entertaining in the completely renovated kitchen, featuring brand-new appliances, contemporary finishes, and smart layout. Natural light fills the space through new triple-glazed windows, complemented by new doors that add both function and aesthetic appeal. Energy efficiency is top of mind with a high-efficiency furnace and new hot water tank, providing year-round comfort and peace of mind. The basement is partially finished, offering a blank canvas ready for your personal touch— create the space you've always envisioned, whether it's a rec room, guest suite, or hobby area. Outside, the meticulously landscaped yard offers great curb appeal and a peaceful retreat, while the single detached garage adds convenience and extra storage. This home combines modern upgrades with opportunity for customization— truly a rare find in a mature neighborhood.