



GRASSROOTS
REALTY GROUP

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376 20 Street NE
Medicine Hat, Alberta

MLS # A2251914



\$449,999

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,307 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, See Remarks, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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:	Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub, Pantry, Recessed Lighting, See Remarks, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Call Lister		

This 1307 sqft home is in immaculate condition and ideally located—just steps from schools, shopping, and a park. The main floor features a spacious living room, with dining area and built-in cabinetry. The kitchen comes fully equipped with fridge, stove, built-in dishwasher, microwave, under-cabinet lighting, pull-out drawers, and a pantry for extra storage. The large primary bedroom has a walk-in closet, 3 piece ensuite with jetted tub and dedicated vanity counter. Additional upstairs is another bedroom, and 4 piece main bathroom. The basement includes a large family room, with a cozy fireplace, a 4-piece bath, and 3 more bedrooms (downstairs bedroom windows may not meet egress) making it perfect for growing families or guests. Laundry is located downstairs with a laundry chute from a hall closet upstairs and a washer, dryer. Leading off the kitchen through a set of french doors is the back deck, a beautiful backyard with underground sprinklers, perennial gardens, vegetable garden area, shed and a tranquil creek-style pond. This great Bungalow also features a heated, insulated 22x22 double garage. Title Insurance will be supplied in lieu of a Real Property report and compliance. Property and unattached goods will be sold "where is as is." Call for your private viewing today, as this home will not last long.