



**GRASSROOTS**  
REALTY GROUP

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**2285 19 Avenue SE**  
**Medicine Hat, Alberta**

**MLS # A2252952**



**\$349,900**

<b>Division:</b>	Crestwood-Norwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	888 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

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

**Inclusions:** bar & mini fridge in bsmt, cabinet & work bench in workshop (as closet). 2 cabinets in bsmt bathroom, large hammock stand (rear corner holding bird cage), outdoor covered swing plus the wire is pantry and shop room and the outdoor tilting umbrella.

Welcome to 2285 19th Avenue SE, a charming bungalow in the heart of Crestwood that's been beautifully refreshed with recent updates throughout. Perfectly situated across from Crestwood School and park, and just minutes from shopping, the pool, and Stampede grounds, this home offers both convenience and comfort. Step into the bright front living room, where large windows showcase views of the park. New flooring, lighting, and window coverings give the space a warm, modern feel and make it a welcoming spot to relax. The kitchen shines with new countertops, backsplash, hardware, and appliances, blending style with everyday functionality. Two main-floor bedrooms provide cozy retreats, each updated with new lighting, and window coverings. One bedroom now features a brand-new patio door that opens directly to the back deck and boardwalk, making indoor-outdoor living effortless. Downstairs, you'll find a spacious family room, two additional bedrooms, and laundry. This level is supported by major mechanical upgrades, including a brand-new furnace, hot water tank, 200-amp electrical panel, appliances and a whole-home water filtration/RO system for peace of mind. Outside, the updates continue with a maintenance-free vinyl fence, low-maintenance xeriscaping, a front door awning, new exterior doors, and a convenient carport. Move-in ready and thoughtfully upgraded inside and out, this Crestwood bungalow is a fantastic opportunity to enjoy a central location with all the hard work already done.