



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1938 17 Avenue SE
Medicine Hat, Alberta**

MLS # A2253002



\$389,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,190 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Attached Carport, Concrete Driveway, Double Garage Det		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Stand		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows		

Inclusions: n/a

This lovely home situated in the desirable Crestwood neighborhood is move-in ready. At 1190 sq/ft and built in 1967 close to schools, Crestwood Swimming Pool, playgrounds and sports fields, it is being sold by the original owner who maintained it exceptionally well. It is a low maintenance home given its brick frontage, metal siding and new roof. The main floor has vaulted ceiling providing the open concept kitchen - dining room - living room with loads of natural light from large newly replaced windows. Completing the main floor is plenty of built-in storage that leads to the back outdoor living space. The upper level includes a master bedroom with a double closet with built in shelving, two additional bedrooms, a full 4-piece bathroom with jetted bathtub and a linen closet. All windows on this level have also been replaced. The lower level, above ground, offers an expansive family room, a large laundry room with washer and dryer and a 3-piece bathroom. The lowest level provides abundant storage and has 2 additional rooms (non-egress), perfect for a home office or exercise room. The backyard is fully fenced with a well kept grass area and accommodates an oversized double 22'x26' car garage with alley access. A garden shed and large covered patio complete the backyard providing a lovely shady area to enjoy warm evenings. The home includes all kitchen appliances (fridge, gas stove/oven and dishwasher), air conditioner and water softener. The front yard has underground sprinklers and a covered carport. Evident in this beautiful home is the pride of ownership that comes from a family that lived long and well, making many memories in this well sought after neighborhood. Call today to book your personal viewing!