



GRASSROOTS
REALTY GROUP

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1967 15 Avenue SE
Medicine Hat, Alberta

MLS # A2253871



\$312,500

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,304 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Deep Freeze, shed, TV and Stand downstairs

This move-in ready bungalow offers over 1,300 sq ft on the main floor and is situated in a fantastic location close to schools, shopping, and the community pool. The main floor features two spacious bedrooms, a full bathroom, and a massive living room with built in shelving and a spot for a fireplace insert. The dining area sits just off the kitchen, creating a welcoming space for family meals and entertaining. Plenty of storage is found throughout. The lower level expands your living space with a third bedroom, a large rec room complete with a kitchenette, and a second full bathroom—perfect for guests or extended family. Outside, the classic brick exterior offers timeless curb appeal, while the large yard provides a garden area and room for a future garage if desired. Updates include the electrical panel, windows, furnace, air conditioning, and hot water tank, giving you peace of mind for years to come. This is a wonderful opportunity to own a well-kept home in a desirable neighborhood—ready for you to move right in!