



GRASSROOTS
REALTY GROUP

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**35 Ewart Crescent SE
Medicine Hat, Alberta**

MLS # A2254217



\$398,500

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,004 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vinyl Windows		

Inclusions: Stove, Fridge, Washer & Dryer, C/A, Air compressor in garage

Great family Bungalow in the Ross Glen. Close to schools, shopping, walking trails and parks. 3 bedrooms on the main with an additional 2 bedrooms in the basement, with laminate flooring throughout. Basement is finished with rec room, 2nd bathroom and 2 other rooms currently being used as bedrooms. Large fully fenced yard with lawn in the back, lots of room for your RV, children or four legged friends. Double 24x24 detached garage in the back. Title Insurance in Lieu of a Real Property Report