



1479 26 Street SE
Medicine Hat, Alberta

MLS # A2254574



\$399,900

Division:	Crestwood-Norwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,770 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Shingle Siding, Stucco	Zoning:	R-LD
Foundation:	Slab	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: fridge, stove, BI dishwasher, microwave with hood fan, washer & dryer, central AC, window coverings, garage door opener & remote
NOTE: JET TUB IN MBR IS SOLD AS IS ONLY!

Have you ever lived in a show home! You can do "one" better by living in this stunning 2 bedroom, 3 bathroom, exquisite executive duplex is in a very central location close to all amenities. Some amazing features of this place are: granite countertops in kitchen, maple cabinets, Stainless steel appliances, 3 fireplaces, high quality solid wood doors and trim, upper level laundry room next to bedrooms, upper level area to have an office, upper level family / theatre room with an oversized built in screen, and much, much more. Walk out to your patio and discover a private, colourful oasis to BBQ or entertain family and friends. (Note - no stairs to patio.) Also, drive into your attached garage and unload your groceries and packages right into your kitchen. (Note - no stairs from garage to house.) This is an amazing and immaculate home, that will not disappoint!! It is a remarkable property that truly shows 10 out of 10! **NOTE: SELLER HAS BUILT A STORAGE ROOM IN GARAGE BUT IS VERY EASY TO DISMANTLE IF A DOUBLE GARAGE WOULD BE REQUIRED. ALSO OF IMPORTANCE IS: THE ONLY COMMON WALL ON THE NEIGHBOUR IS THE GARAGE WALL.**