



GRASSROOTS
REALTY GROUP

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1573 10 Avenue NE
Medicine Hat, Alberta

MLS # A2257490



\$398,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,028 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Pie Shaped Lot, Private, Under		

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

Inclusions: Dishwasher, 1 garage door opener w/remote, Microwave, hood fan, stove, fridge, Window Coverings, shed, gazebo, u/g sprinkler w/timer, central a/c, gas fireplace, 2 tv mounts & 2 tvs, garage door opener on single garage (does not work)

This extremely well-maintained bungalow is a rare find, offering not one but two garages on a quiet street in a mature, quiet, desirable neighborhood close to schools. Bright and welcoming, the front family room is filled with natural light from a large picture window, while the kitchen flows into the dining area featuring a lovely bay window overlooking the landscaped backyard. The main floor includes two bedrooms (one oversized) and a 4-piece bathroom, while the fully finished lower level offers a spacious living/games room, a third bedroom with 3-piece ensuite, and convenient walk-through access to the laundry room. Situated on a generously sized lot, the property boasts a massive driveway with ample space for an RV plus additional vehicles, alongside both a single garage and a heated, finished double garage. The backyard is perfect for outdoor living with plenty of room for gardens, lawn, and a patio area complete with a gazebo already prepped for a hot tub. Garages measure 16X24 and 26X26, newer shingles, HWT, and Vinyl windows. Contact your local neighbourhood REALTOR® today!