



GRASSROOTS
REALTY GROUP

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

1630 31 Street SE
Medicine Hat, Alberta

MLS # A2257920



\$619,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,813 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Irregular Lot		

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

Inclusions: Gazebo, Gazebo Furniture, Shop Furniture, Basement Fridge, Upstairs built ins around fireplace, Front Entry Bench, Shed, Garage Heater, Security Cameras w/ Base Station(No Contract)

Welcome to this impressive 1,823 sq. ft. two-storey split, perfectly situated in a highly sought-after, mature neighborhood that's close to everything you need. With schools, shopping, and amenities nearby, plus a large park just steps away, this home offers both convenience and charm. It combines modern updates with timeless character, making it an ideal choice for families and anyone who appreciates a welcoming, well-established community. Inside, the main floor showcases an inviting layout designed for both everyday living and entertaining. At the front of the home, a spacious living room fills with natural light and sets the tone for warm gatherings. Toward the back, a cozy family room with a gas fireplace creates the perfect spot to unwind on cool evenings. The beautifully updated kitchen features newer appliances, stylish finishes, and excellent functionality, while the adjacent dining room connects seamlessly to the sunroom. From here, you can take in peaceful views of the stunning backyard, making mealtimes and family get-togethers even more enjoyable. This level also includes a versatile bedroom that works equally well as a private office or guest room, a fun half bath with personality, and direct access to the double attached heated garage. Gorgeous hardwood floors run throughout the main level, adding both elegance and durability. Upstairs, the private living quarters offer comfort and convenience. The primary suite includes a three-piece ensuite with a walk-in shower, providing a relaxing retreat. Two more generously sized bedrooms and a fully updated four-piece bathroom complete this floor, which also features brand new flooring throughout. The lower level adds incredible flexibility with yet another spacious family/rec room, perfect for movie nights, games, or casual entertaining. A fifth bedroom and an updated three-piece bath make it an

excellent space for guests or growing families. New flooring on this level enhances the fresh, move-in-ready feel of the home. You'll also find a versatile flex space complete with cabinets, a sink, and a fridge—an ideal setup for hobbies, crafts, or even a convenient snack station. Loads of storage options mean everything has its place. Step outside and discover a backyard designed for true enjoyment and relaxation. Mature trees and lush greenery create a private oasis, while a stamped concrete patio with a large gazebo provides a wonderful space for outdoor dining or summer gatherings. A 14x16 fully finished shop offers endless possibilities as a man cave, workshop, or studio, while the sunroom extends your living space with three-season comfort. Recent updates make this home worry-free and ready for its next chapter, including newer appliances, shingles, windows, paint, flooring, furnace, central A/C, and upgraded attic insulation. With its thoughtful updates, spacious design, and unbeatable location, this home is truly move-in ready and offers everything you've been searching for.