



GRASSROOTS
REALTY GROUP

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1499 10 Avenue NE
Medicine Hat, Alberta

MLS # A2259084



\$418,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,358 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Fridge (2), Stove, Built-in Dishwasher, Hood Fan, Washer, Dryer, Window Coverings, AC, Central Vac plus attachments, Garage door opener & remote (1),

This wonderfully updated bungalow is full of charm and space, all tucked away on a quiet street with a private urban yard you'll love coming home to. The brick exterior and updated front step gives it gorgeous curb appeal, and inside, it's completely move-in ready. Mainfloor living at it's finest ... the kitchen features granite counters, a breakfast bar and a picture window with views to the yard. You'll find the primary bedroom is oversized with two closets (easily converted back to two bedrooms if you prefer), Laundry and a gorgeous custom bathroom with dreamy walk-in shower! The current setup is perfect for empty nesters or anyone who wants easy living with room for family to visit. A bright and spacious family room with a cozy fireplace opens to the patio through garden doors, making it a perfect spot to gather or relax. Feels like you have your own private courtyard! Downstairs, you'll find a second full bathroom with in-floor heat, tons of storage, two bedrooms, and another large family room. Outside, the yard is private and versatile ; this is going to be your oasis! The gardens enjoy fruit trees, perennial beds, and the patio will be a place you look forward to coming home to! The greenhouse is such a treat, or make it into your reading nook to spend the shoulder seasons! This home has so many thoughtful touches—it's warm, inviting, and ready for you to move right in!