



**GRASSROOTS**  
REALTY GROUP

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**1739 17 Avenue SE  
Medicine Hat, Alberta**

**MLS # A2259743**



**\$298,900**

<b>Division:</b>	Crestwood-Norwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, BI Dishwasher, Window coverings, Underground sprinklers, Central Air Conditioner, Back garage look at security camera, satellite dish on garage, Treadmill, BBQ, garage benches, Shower curtain,

This welcoming home has so much to offer, inside and out at an amazing price point! The main floor is inviting with functional spaces and some lovely updates! The bright an airy livign room is sure to be a place to gather! The updated bathroom on the main is a big ticket item already taken care of for you and the funky retro basement is the perfect place for that rec-room experience, (brand new carpet being installed early October), there's plenty of space for family and guests. Outside, you'll love the single detached garage with extra parking, a fenced yard with underground sprinklers, and a deck perfect for outdoor living and entertaining. Recent updates make this home move-in ready, including new shingles, recent paint in places, and touches here and there! The bedrooms are a generous size, and the primary suite easily accommodates a king bed—a feature that's not always easy to find! Nestled on a quiet street in a great neighbourhood, this home strikes the perfect balance between comfort, function, and value. Whether you're a first-time buyer, looking to downsize, or simply wanting a fresh start, this property is ready to welcome you home.