



**GRASSROOTS**  
REALTY GROUP

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**19 Chow Avenue SE  
Medicine Hat, Alberta**

**MLS # A2262773**



**\$399,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	958 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Treed, Underground Sprinklers		

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

**Features:** Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows

**Inclusions:** Shed(s)

Welcome to this charming 3-bedroom, 2-bathroom bi-level on Chow Avenue, perfectly suited for a young family. With a double garage, stylish updates, and a great layout, this home is move-in ready! Step inside to a bright entry accented by a striking light fixture. Upstairs, the open-concept kitchen, living, and dining area is warm and inviting, featuring a huge island with extra storage, new countertops, cherry cabinetry, and sleek vinyl plank flooring throughout. Dimmable potlights create the perfect ambiance, while ample storage is tucked away in the coat, broom, and linen closets. Two spacious bedrooms and an updated full 4-piece bathroom complete this level. From the dining area, step out onto the deck with both covered and uncovered space—finished with duradeck and new railings—ideal for year-round enjoyment. The backyard offers privacy with mature trees and plenty of room to play. The lower level is full of character, with a large family room boasting fun vintage vibes and a wet bar. You’ll also find an additional bedroom, an updated 3-piece bathroom, a laundry room, a utility room, and convenient walk-up access to the backyard. This home shines with curb appeal thanks to its eye-catching black-and-grey exterior, complemented by new vinyl windows. This wonderful home has everything a buyer could want — space, style, and comfort — and it won’t last long! Book your showing today!