



GRASSROOTS
REALTY GROUP

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525 18 Street NE
Medicine Hat, Alberta

MLS # A2264016



\$399,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	960 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: Central Vac, UGS"s, Garage Furnace

Welcome to this beautifully updated and move-in ready 4-bedroom, 2-bath home located on a great, quiet street — the perfect blend of comfort, affordability, and modern upgrades. Step inside to an inviting open-concept main floor where the living, dining, and kitchen areas flow seamlessly together, enhanced by pot lighting and fresh paint. The kitchen features a new fridge (2024) and stylish updates that make it both functional and attractive. Two bedrooms, including the primary suite, and a refreshed 4-piece bathroom complete the main level. Downstairs, you'll find two additional bedrooms — one with durable rubber flooring, ideal for a playroom or home gym — along with a cozy family room, a 3-piece bath, and a spacious laundry area with plenty of storage. Numerous updates throughout the home include new shingles and eavestroughs (2021), a new electrical panel (2021), and a brand-new A/C (2024), giving peace of mind for years to come. Outside, enjoy the fully fenced backyard with white vinyl fencing, underground sprinklers both front and back, and ample room to relax or entertain. The true standout is the brand-new premium oversized double garage — fully finished, heated, and extra tall — offering exceptional storage, workspace, or hobby potential. This property truly delivers a rare combination of affordability, updates, and incredible value — a must-see for anyone seeking a move-in ready home with an exceptional garage.