



GRASSROOTS
REALTY GROUP

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1398 3 Avenue NE
Medicine Hat, Alberta

MLS # A2264146



\$304,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,111 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Lawn, Pie Shaped Lot, Un		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Suspended Ceiling, Vinyl Windows		

Inclusions: Fridge, Stove, OTR Microwave, Portable Dishwasher, Washer, Dryer, Window Coverings, Central Air Conditioner, Underground Sprinklers, Ceiling Fan. All inclusions are believed to be in working order, but are not warranted to be so.

Check out this fabulous fully developed home in NECH with one of Medicine Hat's largest yards situated on a large pie shaped lot with over 8500 square feet! This mid century solid bungalow built in 1963 has excellent curb appeal, with a quiet front east facing patio, a concrete driveway leading to a 24x14 Single Detached Garage, Separate shed with power, landscaped front and rear yard, with fantastic RV Parking, and the fence has huge swing out gates. Lots of room to build a second dream garage! The main floor features a large living room dining room with patio doors leading to the covered deck, kitchen, 3 bedrooms and 4 piece bathroom. Downstairs is a family room, 4th bedroom, 4 piece bathroom additional storage rooms, and laundry & utility. Located within walking distance to Crescent Heights High School, McCoy High School, several Elementary Schools, Leisure Centre, parks, CO-OP shopping centre and so much more! Book a viewing today!