



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

699 14 Street NE
Medicine Hat, Alberta

MLS # A2265802



\$265,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	874 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Landscaped		

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

Inclusions: Tv Mount in living room, Dishwasher, Microwave, Stove, Refrigerator, Washer, Dryer, Window Coverings, Central Air Conditioner, U/G Sprinklers in front only, Gazebo, Sheds, Gas BBQ

Welcome to 699 14 Street NE — a charming bungalow situated on a massive corner lot in North East Crescent Heights. This lovely property is ideal for first-time buyers or those looking to downsize without compromising on space or comfort. Step inside to find a bright and welcoming living room filled with natural light from the large picture window, creating a cozy spot to relax. The adjoining eat-in kitchen is cheerful and functional, featuring a tiled backsplash, pantry, and a sunny window above the sink overlooking the backyard. The main floor offers two comfortable bedrooms and a full bathroom with a jetted tub. Downstairs, you’ll find a spacious family room, third bedroom, three-piece bathroom, and plenty of storage space — perfect for guests, hobbies, or a home office setup. Outside, the expansive yard is a true highlight with room for RV parking, a future garage, or simply space to enjoy. It includes a lovely patio with a gazebo, two garden sheds, and large garden beds for those with a green thumb. Underground sprinklers keep the front yard lush and low-maintenance. Average Utilities are \$400/month.