



GRASSROOTS
REALTY GROUP

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1804 17 Street SE
Medicine Hat, Alberta

MLS # A2267434



\$349,000

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer, dryer, central a/c, garage door opener

Welcome to this beautifully updated 3-bedroom, 1-bath bungalow offering 1,076 sq ft of comfortable, move-in-ready living space. With a fresh, modern feel and quality upgrades throughout, this home is perfect for those seeking style, efficiency, and potential. Enjoy cooking and entertaining in the completely renovated kitchen, featuring brand-new appliances, contemporary finishes, and smart layout. Natural light fills the space through new triple-glazed windows, complemented by new doors that add both function and aesthetic appeal. Energy efficiency is top of mind with a high-efficiency furnace and new hot water tank, providing year-round comfort and peace of mind. The basement is partially finished, offering a blank canvas ready for your personal touch—create the space you've always envisioned, whether it's a rec room, guest suite, or hobby area. Outside, the meticulously landscaped yard offers great curb appeal and a peaceful retreat, while the single detached garage adds convenience and extra storage. This home combines modern upgrades with opportunity for customization—truly a rare find in a mature neighborhood.