



GRASSROOTS
REALTY GROUP

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225 19 Street NE
Medicine Hat, Alberta

MLS # A2268949



\$325,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	831 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Concrete Driveway, Drive Through, Driveway, Garage Door Op		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, stove, dishwasher, washer, dryer, garage door opener and control, u/g sprinklers (only in the back) , door sign light-plugged in the one bedroom upstairs, microwave, window coverings, c/a, c/v & attachments (as-is) they have not used it in a while - it may work fine..

Beautifully Maintained Home in Desirable Crescent Heights! Tucked away in a quiet Crescent Heights location, this pristine home is within walking distance to the Big Marble Go Centre, local high schools, and shopping. Completely move-in ready and offering quick possession before the snow flies, this property is perfect for those looking for comfort and convenience. Flooded with natural light, the main floor welcomes you with gleaming hardwood floors that flow through the bright, open-concept living space. The kitchen features modern updates, newer appliances, and a seamless connection to the dining and family rooms — ideal for everyday living or entertaining. Doors off the dining area lead to a generous deck overlooking the spacious backyard. The main level also offers two inviting bedrooms and a full 4-piece bathroom. Downstairs, you’ll find a cozy family room complete with a gas fireplace and bar area — a great space to relax or host guests. The basement also includes two additional bedrooms and a 3-piece bathroom that also serves as an ensuite. This home showcases true pride of ownership, with numerous updates over the years including newer windows, paint, appliances, and more. The property is complete with a detached 16x24 with a drive through garage and a large backyard perfect for family fun or quiet evenings outdoors. Homes like this don’t come along often — book your showing today before it’s gone!