



GRASSROOTS
REALTY GROUP

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1935 3 Avenue NE
Medicine Hat, Alberta

MLS # A2269389



\$379,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,042 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Gazebo, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, stove, dishwasher built-in, washer & dryer, air conditioning - central, central vacuum + attachments, stand up freezer, window coverings, garage door opener and remote, enclosed gazebo, garage shelving, garage workbench

Welcome to this cozy 4 level split offering 4 bedrooms, 2 bathrooms, and 1,042 sq ft of comfortable living space, complete with a double detached heated garage. Upon entry, you're welcomed by a spacious living room that flows seamlessly into the dining area and kitchen. The kitchen includes all appliances along with plenty of cabinetry and counter space for everyday convenience. The upper level hosts two generous bedrooms and a 3 pc bathroom, while the third level features two additional bedrooms and another 3 pc bath. The lower level offers a large family room, laundry area, and ample storage space. Outside, the yard is fully landscaped and features a large enclosed gazebo and patio area — perfect for relaxing or entertaining. The double detached garage is heated and comes equipped with shelving and a workbench, ideal for any hobbyist or handyman. Immediate possession available! Notable Updates: shingles replaced in 2020, exterior stucco refinished in 2017, and high-efficiency furnace installed in 2013.