



**61 McIntosh Avenue NW
Medicine Hat, Alberta**

MLS # A2271858



\$359,900

Division: Northwest Crescent Heights

Type: Residential/House

Style: Bungalow

Size: 1,508 sq.ft. **Age:** 1958 (68 yrs old)

Beds: 4 **Baths:** 2

Garage: Double Garage Detached, Driveway, Heated Garage, Off Street

Lot Size: 0.17 Acre

Lot Feat: Landscaped

Heating: Forced Air

Water: -

Floors: Carpet, Linoleum, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-LD

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: Stove, fridge, dishwasher, hood-fan, microwave, washer, dryer, central air conditioner, garage door opener & remote, window coverings, shed, hot tub (AS IS, WHERE IS), under ground sprinklers

Welcome to 61 McIntosh Ave NW, nestled in a quiet, mature neighborhood and conveniently located close to schools, parks, shopping, and everyday amenities. Offering 1,508 sq. ft. of comfortable living space, this well kept home delivers a functional layout perfect for families or anyone looking for extra room to grow. The main floor features a spacious living room, a bright dining area, and a kitchen equipped with stainless steel appliances, ample cabinetry, and great storage. Down the hall are three good sized bedrooms and a full 4pc bathroom. A large bonus room/flex space on the main level adds valuable versatility;ideal for a playroom, second living room, hobby area, or home office. The lower level provides even more living space with a generous family room, an additional bedroom (no egress window), an office/flex room, a 3pc bathroom, and a dedicated laundry room. Outside, the property is fully landscaped with underground sprinklers, a double detached heated garage, and a driveway that offers off street parking. Immediate possession is available. Recent updates include some fresh paint and new vinyl flooring, giving the home a clean and modern feel.