



GRASSROOTS
REALTY GROUP

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

**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.