



GRASSROOTS
REALTY GROUP

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153 9 Street NE
Medicine Hat, Alberta

MLS # A2272209



\$239,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,041 sq.ft.	Age:	1920 (105 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Gravel Driveway, Off Street, On Street, Rear Drive, Single Gara		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Nicely located close to schools, shopping, parks, playgrounds, a hockey arena, the Big Marble Go Centre with its many recreational amenities, and nearby walking trails, this solid 1920 home offers both charm and convenience. Featuring an appealing open floor plan, a modern kitchen with an island, and a spacious front veranda overlooking the yard, the home provides inviting spaces for everyday living. The private backyard adds comfort and versatility, making it perfect for relaxing or entertaining family and friends. With its attractive price point, large 50' x 122' lot, and an unfinished basement, this property also offers excellent potential for future improvements tailored to your needs and dreams. Contact your Real Estate Agent today to book a private viewing!