



**GRASSROOTS**  
REALTY GROUP

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

**1321 19 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2275837**



**\$344,900**

<b>Division:</b>	Crestwood-Norwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,189 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Carport, On Street, Oversized		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Tar/Gravel
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Separate Entrance, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** 2 sheds, Kids playstructure, BBQ,

Welcome home to this spacious 4 bedroom bi-level. The heart of the home features a generous kitchen with a full appliance package including a gas countertop, wall oven & microwave. Ample counter & cupboard space, & an island hub for baking, entertaining, or just having breakfast. Step outside to your private, covered deck with the luxury of no neighbors behind you. Downstairs offers 2 bedrooms, a 3 pce bath, laundry room, & a large unfinished area. You could build exactly what you want: a theater room, home office, or even a fifth bedroom. This home is in an unbeatable location which is close to schools, parks, dining, shopping, & walking trails. Don't miss out on this one!