



GRASSROOTS
REALTY GROUP

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**747 Lokier Avenue NW
Medicine Hat, Alberta**

MLS # A2279130



\$375,000

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	1963 (63 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SHED, UG SPRINKLERS & TIMERS, SMOKE HOUSE

Pride of ownership is evident in this well-maintained 1,105 sq. ft. bungalow, ideally located on a quiet street directly across from a park and within walking distance to schools. The bright kitchen, dining, and living room feature vaulted ceilings and are filled with natural light. The spacious primary bedroom offers patio doors leading to the back deck, while the main-floor laundry provides added convenience and could also function as a second main-floor bedroom. The fully developed basement includes a large family room, den, generous bedroom, and an additional laundry rough-in. Outside, enjoy a large deck stepping down to a stone patio, garden area, and shed. Car enthusiasts and hobbyists will love the impressive 18' x 38' drive-through garage with sub-panel and plumbing rough-ins, plus a newer driveway and excellent carport. Quick possession available — you won't want to miss this one! Call today to set up a viewing!