



926 16 Street NE
Medicine Hat, Alberta

MLS # A2286326



\$409,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,076 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Garage Faces Front, RV Access/Parking, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, GARAGE REMOTE, GARAGE OPENER, U/G SPRINKLERS, AC, REMOTE FOR LIGHT FIXTURE, 2 WALL MOUNTS, PRIVACY SCREEN ON DECK

MOVE-IN READY family home in a highly desirable location, perfectly positioned with a greenbelt out front and a park directly behind—offering privacy, views, and only one neighbouring property. From the moment you step inside, you’re welcomed by an abundance of natural light and a thoughtfully designed main floor that blends functionality with modern finishes. The spacious living room flows seamlessly into the dining area, creating an ideal space for everyday living and entertaining. A versatile flex room on the main floor adds exceptional value—perfect for a home office, gym, reading nook, or playroom. The kitchen is both stylish and practical, featuring well-appointed cabinetry, pull-out pantry storage, and ample counter space. Large windows in the kitchen and dining area overlook the beautifully maintained backyard and park beyond, bringing the outdoors in. Step directly from the dining room onto the generous covered deck—ideal for relaxing or hosting guests. The backyard also offers convenient RV parking with alley access. The main floor is complete with two well-sized bedrooms and a full 4-piece bathroom. Downstairs, the fully developed basement expands your living space with a large bedroom currently used as the primary retreat, complete with a walk-in closet. The spacious family room is perfect for gatherings, movie nights, or entertaining. An additional bedroom, a 3-piece bathroom, and abundant storage complete the lower level. Additional features include an attached garage and a rare setting with a park behind and alley access, enhancing both privacy and convenience. A true turnkey property in today’s market—this home is ready for its next owners to move in and enjoy. Book your showing today.