



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

MLS # A2291414



\$399,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Concrete Driveway, Off Street, Single Garage Detached, Works		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Quartz Counters, See Remarks, Storage		

Inclusions: All additional goods sold AS IS WHERE IS - Storage Shed, Kids Play Center

Welcome to this well-maintained and updated 1,036 sq. ft. bungalow ideally situated on a quiet avenue in desirable NW Crescent Heights. Set on a spacious 60' x 130' lot directly across from a green space and just a short walk to parks, schools, and scenic walking paths, this home also offers incredible nearby city views, including a glimpse of the skyline from the living/dining rooms. Numerous updates have been completed during the current ownership, including laminate flooring, refreshed kitchen cabinetry, quartz countertops, tile backsplash, under-cabinet lighting, updated plumbing fixtures, interior and exterior doors, and a fresh coat of paint on the walls and baseboards. Additional notable improvements include shingles on both the house and garage (2019), a refurbished furnace (2019), hot water tank (2019), and an updated electrical panel. The functional main floor layout features two bedrooms plus a versatile third room that can easily serve as a den, office, flex space, or additional bedroom. The fully developed basement provides excellent additional living space with three more bedrooms, a large family room, dedicated storage room with built-in shelving, and a separate laundry room complete with washer and dryer. The home includes two full bathrooms, with a 4-piece tub/shower on the main level and a spacious 5-piece bathroom downstairs featuring dual sinks and a tub/shower combination. Outside, enjoy the large fully fenced yard featuring a 9' x 21' covered deck with brand new railings, along with an additional covered patio area ideal for relaxing or entertaining. Parking is convenient with an extended concrete driveway and a 33' x 14' garage offering an 18' x 14' parking bay plus a separate 15' x 14' workshop space. RV parking is also available behind the garage, with

fence access already in place for added convenience. This move-in ready property offers space, updates, and an excellent location — a fantastic opportunity for families or buyers looking for flexibility in a sought-after neighbourhood.