



**1611 10 Avenue NE  
Medicine Hat, Alberta**

**MLS # A2296930**



**\$379,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Faces Rear, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s)		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER & DRYER (DOWNSTAIRS), CURTAIN RODS, SHED. GARAGE DOOR OPENER WITH REMOTE, AC, U/G SPRINKLERS

Nestled on a QUIET COURT WITH A GREEN BELT in the back, this RENOVATED BUNGALOW has TWO KITCHENS and TWO LAUNDRY ROOMS! This 4 bedroom , 2 bathroom home provides 2 excellent living spaces! The main floor has a nice open Kitchen / Dining area that takes advantage of the natural light. There are 3 bedrooms up, with one of the bedrooms currently set up as a MAIN FLOOR LAUNDRY. The main bathroom has been thoroughly renovated, the updated kitchen has a great layout with the sink and BRAND NEW DISHWASHER located in a central island. UPDATED WINDOWS AND PATIO DOORS on the main floor as well! The discreet rear entry to the home provides access to the basement . There is a convenient KITCHENETTE downstairs , a second laundry , a sitting room , a flex room , a bathroom , and a bedroom. There is a high efficiency furnace , a BRAND NEW A/C, and some updated plumbing and electrical as well. Being situated on a 65 foot wide lot creates an awesome back yard! There is a newer wooden deck and patio, an insulated detached single garage with a new overhead door, the yard is fully fenced, and also has U/G sprinklers front and back. A few other upgrades include NEW SOFFIT AND FACIA, and exterior paint. This is a great home in a great location where you can simply move in and enjoy !