



**20 Church Court SE
Medicine Hat, Alberta**

MLS # A2303148



\$639,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,525 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gazebo, Greenbelt, Landscaped,		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: 3 white closets in bedroom downstairs, sheds, gazebo

Beautifully maintained and well-cared-for home in an exceptional location! The main floor offers a spacious and inviting layout, featuring a large living room, formal dining area, and a bright breakfast nook that leads to an enclosed sunroom—perfect for enjoying your morning coffee or relaxing. The kitchen is both functional and stylish, offering ample cabinetry and generous counter space. The main level also includes a spacious primary bedroom complete with a 3-piece ensuite, an additional bedroom, a full 4-piece bathroom, and the convenience of main floor laundry. The fully developed basement provides outstanding additional living space, including a large family room, a cozy nook area, three generously sized bedrooms, a 3-piece bathroom, and plenty of storage options. Step outside to your own private oasis, featuring a beautifully landscaped yard, a gazebo for relaxing or entertaining, and a maintenance-free fence. A double attached heated garage and a large backyard shed add even more functionality to this fantastic property. All of this is ideally situated right next to a green space and park—offering a location that truly can’t be beat. This is a wonderful opportunity to own a spacious, move-in-ready home in a highly desirable setting.