



GRASSROOTS
REALTY GROUP

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2120 11 Avenue NE
Medicine Hat, Alberta

MLS # A2277166



\$459,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,597 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Gazebo, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vinyl Windows

Inclusions: N/A

Once in awhile you come across a home built for a family..somewhere where a family is able to play together and spend quality time together. This beautiful four bedroom, 3 bath, open floor plan bungalow with 16 X 32 inground heated pool is such a place. This home includes \$9000.00 pool table and all pool accessories including a Dolphin auto pool cleaner. Additional features include very large sunken living room that looks out onto a private courtyard, a gas fireplace with built in shelving in the sunken family room with garden doors to gazebo covered patio and pool, new 30 year shingles 4 years ago, new cement and liner in pool 4 years ago, ungraded attic insulation, central air, central vac and so much more. The main bath has a jetted tub that blows air and does not recirculate used bath water. Fully developed lower level includes good sized family room, larger bedroom, workshop, tons of storage and 3 piece bath. Home is solid, clean and in live in condition. Newer fencing and artificial turf in back yard. Undergrounds in front yard. This home is just waiting for her next chapter. Close to school and shopping. Call for your private viewing.