



870 16 Street NE
Medicine Hat, Alberta

MLS # A2301659



\$409,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings (Blinds/Curtain Rods), Washer, Dryer, Freezer, Shed, Garage Door Opener w/ Remote, Central A/C

Welcome to this beautifully maintained family home, perfectly situated in a desirable location with green space both front and back—offering privacy, views, and room to breathe. Step inside to a bright, inviting and updated main floor, where natural light fills the spacious living room, highlighted by a large front window and charming wainscoting detail. The open flow leads seamlessly into the dining area, complete with built-in cabinetry for added storage and function. The renovated kitchen is a true standout, featuring modern cabinetry, quartz countertops, newer stainless steel appliances, and a movable island with a sleek glass top. Upstairs offers three comfortable bedrooms and a refreshed 4 pc bathroom with an accessible tub. This home has been tastefully updated with newer vinyl plank flooring, carpet, fresh paint, and brand-new windows upstairs (2024), creating a clean and cohesive feel throughout. The developed basement adds even more living space with a large recreation room, an additional bedroom, a 3 pc bathroom, and plenty of storage. Outside, enjoy a spacious and private backyard complete with a large patio and pergola for shaded summer days. With RV parking, rear driveway access, and gas run to the beautiful brick fireplace, the outdoor space is both functional and full of potential. Backing onto peaceful green space and located close to everyday amenities, this move-in ready home offers comfort, updates, and an unbeatable setting.