



**2161 8 Avenue NE
Medicine Hat, Alberta**

MLS # A2302703



\$442,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,181 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: 4 bar stools, underground sprinklers on times, shed, compost box, gas fireplace

Welcome to this beautifully maintained 4-bedroom, 3-bathroom bungalow nestled in a quiet, peaceful neighbourhood with excellent curb appeal. Step inside to an inviting open-concept layout featuring a spacious living room, kitchen, and dining area—perfect for entertaining family and guests. The main floor showcases stunning oak hardwood flooring throughout the living spaces and bedrooms. The kitchen is designed with functionality in mind, offering ample cupboard space and plenty of room for all your cooking needs. The main level also includes a generous primary bedroom complete with a 3-piece ensuite, two additional well-sized bedrooms, and a 4-piece bathroom. Enjoy your morning coffee or unwind after a long day on the welcoming front deck. Downstairs, you’ll find a large family room with a cozy gas fireplace—ideal for relaxing evenings or hosting gatherings. The lower level also features a spare room, a 3-piece bathroom, a laundry area, and two storage rooms to meet all your organizational needs. The spacious backyard with a mature apple tree provides plenty of room for kids and pets to play, along with space to relax and enjoy the outdoors. A 22’ x 26’ garage offers excellent parking and additional storage. Also underground sprinklers in front and back on the timer. Recent updates include new windows, two new exterior doors, electrical, front deck was replaced with pressure treated wood, a newer garage door opener in and a new microwave—making this home move-in ready and full of value!