



**2405 16 Avenue SE
Medicine Hat, Alberta**

MLS # A2303323



\$344,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	969 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Storage, Vinyl Windows		

Inclusions: None

Welcome to this well-kept 4-bedroom, 2-bath detached bungalow sitting on a spacious corner lot in the heart of Norwood. The main level offers three comfortable bedrooms, a functional layout, and great natural light throughout. Downstairs, the basement has been refreshed with all-new flooring and a fully redone bathroom. This home features a brand-new roof on both the house and garage, vinyl windows, vinyl plank flooring, high Efficient furnace, 2018 HWT, new refrigerator, new range hood, and a full health and safety package including 13 alarms, 1 bed shaker, 1 commlink app, 6 water/flood sensors, and 1 fire extinguisher. Outside, the property shines with a single detached garage, RV parking, a patio area for outdoor living, and a large yard. Located in a centralized area close to shopping, schools, parks, and amenities, this home blends convenience with the charm of a mature neighbourhood. Whether you're a growing family, first-time buyer, or someone looking for a solid home with great updates, this one checks all the boxes. Don't miss your opportunity to view this one, book a private showing today!