



**GRASSROOTS**  
REALTY GROUP

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**109 9 Street NE**  
**Medicine Hat, Alberta**

**MLS # A2303752**



**\$399,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, microwave, hood fan, dishwasher, washer, dryer, window coverings, garage door opener & remote

Welcome to 109 9th Street NE, a beautifully maintained, fully developed bungalow offering the perfect combination of comfort, functionality, and location. Situated in the desirable Crescent Heights neighbourhood, you'll enjoy being within walking distance to schools, shopping, and just minutes from downtown and the Big Marble Go Centre. Step inside to a bright, open-concept main floor filled with natural light. The updated kitchen features modern cabinetry, a stainless steel appliance package, and overlooks the dining area, making it ideal for everyday living and entertaining. Just off the kitchen, step out onto the expansive deck overlooking the backyard—perfect for summer BBQs, relaxing, or spending time with family and friends. The main floor also offers two generously sized bedrooms and a well appointed 4 piece bathroom. Downstairs, you'll find a spacious family room complete with a cozy electric fireplace, creating the perfect space to unwind. The impressive primary suite features a walk through closet leading to a private 4 piece ensuite, offering a comfortable retreat at the end of the day. Outside, you'll appreciate the heated 24' x 26' detached garage, paved RV parking, and a private yard with plenty of room to enjoy. This property offers exceptional value in one of Medicine Hat's most convenient and established neighbourhoods. Whether you're looking for your first home, or simply a move-in-ready property in a fantastic location, this home is one you won't want to miss!