



GRASSROOTS

REALTY GROUP

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**890 Hargrave Way NW
Medicine Hat, Alberta**

MLS # A2304270



\$424,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,350 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Attached Carport, Concrete Driveway, Covered, Double Garage Detached, G		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Gazebo, Landscaped, See Remarks, Underground Sp		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Wall AC Unit, Window Coverings, Underground Sprinklers, Garage Door Opener, Murphy Bed(AS IS), Shed, Outdoor Shower(AS IS)

Welcome to this spacious, beautifully updated brick bungalow located in a quiet NW Crescent Heights neighbourhood - where charm, functionality, and outdoor living come together effortlessly. The timeless brick exterior sets the tone for a home that has been lovingly maintained and thoughtfully improved. Step inside to a bright and airy open-concept main floor, where warm hardwood flooring flows throughout. The updated kitchen is both stylish and practical, featuring stainless steel appliances, tiled backsplash, an island - plus a cozy spot to enjoy breakfast before going out to the front covered deck with a cup of coffee. The adjoining living room is filled with natural light from both the front and back windows and anchored by a gas fireplace, creating a warm and welcoming space. A generous dining area with built-in shelving and cabinetry offers plenty of room to gather and entertain. The main level also offers two good sized bedrooms, a full four-piece bathroom, and the added convenience of a two-piece bath combined with laundry - making everyday living easy and accessible. Downstairs, the fully developed basement expands your living space with a large family and games room complete with murphy bed for guests, an office, and a refreshed three-piece bathroom with new sink and vanity. A substantial storage room with extensive cabinetry and counter space provides the perfect opportunity for a craft or hobby area. With ample square footage, there's also potential to add additional bedrooms in the basement with the installation of egress windows. Outdoor living here is truly exceptional. Just off the back entrance, you'll find a large enclosed deck - ideal for relaxing evenings or entertaining. Step down to the lower patio with pergola, perfectly suited for a hot tub, and enjoy the convenience of a unique outdoor shower - ideal after a day in the garden or for

rinsing off pets. A charming brick pathway leads to the peaceful gazebo surrounded by mature trees. For those needing space for vehicles, toys, or projects, this property delivers with a detached double (tandem) insulated & heated garage, a covered carport, and a generous driveway - offering plenty of parking and workspaces. Notable updates include a brand new high-efficiency furnace (2026) and 212 Pitch Torch-on roof (2023), adding peace of mind for years to come. This well cared for bungalow offers an incredible combination of indoor comfort, outdoor beauty, and practical features - all in a desirable neighbourhood. A truly special place to call Home.