



**15 Currie Court SE
Medicine Hat, Alberta**

MLS # A2304314



\$339,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,135 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport, Concrete Driveway, Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: 2 Fridges, 2 Stoves, Washer, Dryer, 2 Garage Door Openers & 2 Remotes, Ceiling Fan(s), Central Air, Curtain Rods, Kitchen Pantry, Island & Seating, Over the toilet cabinets, Cabinet in Downstairs Bathroom.

Welcome to 15 Currie Court SE — a spacious bungalow offering incredible potential in a highly desirable location. Ideally situated close to schools, daycare, parks, walking paths, and shopping, this home combines convenience with comfort. Featuring a timeless brick exterior, this property offers 3 bedrooms and 3 bathrooms, including a convenient 2-piece ensuite. Inside, you’ll find two cozy wood-burning fireplaces and a functional layout with a kitchenette in the fully developed lower level—perfect for extended family or added flexibility. The home comes complete with two fridges, two stoves, washer, dryer, and central air conditioning. Additional inclusions like a kitchen pantry, moveable island, dining bench seating, and over-the-toilet cabinetry provide added practicality. Outside, enjoy ample parking and workspace with a double detached, heated garage and a front covered carport that accommodates two vehicles. Shingles were replaced in 2018, offering peace of mind. With its generous space, solid structure, and prime location, this bungalow presents a fantastic opportunity to make it your own.