



GRASSROOTS
REALTY GROUP

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2631 16 Avenue SE
Medicine Hat, Alberta

MLS # A2306415



\$361,500

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	935 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar, Soaking Tub, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, Window Coverings, Central A/C

Welcome to this charming, updated bungalow on a beautiful tree-lined street in a highly walkable neighborhood, close to schools, shopping, restaurants, parks, playgrounds, and a community pool. The main floor features a tastefully updated kitchen with white cabinetry, black hardware, a modern subway tile backsplash, sleek black appliances, and newer vinyl plank flooring that runs throughout most of the home. A bright, sun-filled living room and a generous dining area make this level ideal for everyday living and entertaining. Two spacious bedrooms and a stylish 4-piece bathroom with a relaxing soaker tub and tile surround complete the main floor. The basement offers a large family room with a cozy corner bar area, a spacious third bedroom just off the 3-piece bathroom with walk in shower, plus laundry and ample storage. Additional upgrades include new shingles, newer hot water tank, a high-efficiency furnace & AC unit, and most windows replaced with vinyl. Outside, enjoy the mature, fully fenced yard with beautiful trees, garden beds, and a fire pit—perfect for relaxing. The property also features a 15'X24' detached garage with a carport and plenty of off-street parking, including enough space for an RV. This well-maintained home combines comfort, style, and an unbeatable location. (Some photos have been virtually staged) Connect with an agent and book your private viewing today!