



**116 19 Street NE
Medicine Hat, Alberta**

MLS # A2306921



\$369,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	874 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Lawn, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows		

Inclusions: Shed

Welcome to 116 19th Street NE, close to paths, recreation facilities and more. This inviting 2+1 bedroom, 2 bathroom bungalow blends comfort, functionality, and thoughtful updates throughout. The main floor is bright and welcoming, with an open living room, a full bathroom, and the large primary bedroom with plenty of space to unwind. The second bedroom offers direct access to a private deck oasis, creating the perfect spot for morning coffee or relaxing evenings outdoors. The kitchen is well-designed with a generous pantry, making storage simple and efficient. Downstairs, the home continues to impress with updated flooring and fresh paint, creating a bright, open living area ideal for movie nights, a play space, or a home office. Another bedroom and a full bathroom as well as a large laundry/storage room. Outside, you'll find a heated double detached garage with a dedicated workspace - perfect for hobbyists, storage, or year-round projects. The yard has been refreshed with new sod in both the front and back, and the front yard includes underground sprinklers for easy maintenance. In the back you will also find a double back driveway and a third paved parking stall perfect for RV parking or guests. Major upgrades provide peace of mind, including a new furnace (2022) and new hot water tank (2022). Book a private showing today, you wont want to miss out on this home!