



GRASSROOTS
REALTY GROUP

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**1, 1804 29 Street SE
Medicine Hat, Alberta**

MLS # A2309392



\$564,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,750 sq.ft.	Age:	1962 (64 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street, Stall		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped, Private		

Heating: Central, In Floor, Hot Water, Natural Gas

Floors: Carpet, See Remarks, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: See Remarks

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R LD

Utilities: -

Inclusions: N/A

A versatile, fully developed property in the desirable Norwood area, offering two separate homes on one lot and a combined rental income of \$3,450 per month. The main home is a 1,063 sqft bungalow with three bedrooms and a 4-piece bathroom on the main level, plus a spacious living room, dining room, and kitchen. The fully developed basement adds a family room with a cozy stone fireplace, a fourth bedroom, a 3-piece bathroom, and a summer kitchen with built-in cabinets and a double stainless steel sink. The laundry/utility room is also in the basement. Outside you'll find a private, fenced yard with mature trees and shrubs, a covered wood deck for relaxing or entertaining, and an 8x12 storage shed. The shingles are new. Currently rented at \$1,750/month. Behind the main house sits a brand-new 676 sqft detached backyard suite bungalow built in 2025, with its own separate utility account — a real advantage for a rental. It offers two bedrooms, a 4-piece bathroom, and a kitchen with a new appliance package, plus an in-suite stacked washer and dryer. The suite is built for comfort and efficiency: in-floor heating, a ductless AC unit, an on-demand hot water system, vinyl siding, asphalt shingles, and double-glazed low-E windows. Covered by a builder's warranty until August 2026. A perfect spot for extended family to live. Currently rented at \$1,700/month. Close to shopping, school, shopping and parks