



1384 10 Avenue NE
Medicine Hat, Alberta

MLS # A2310283



\$417,500

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Gazebo, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, See Remarks, Tankless Hot Water, Vinyl Windows, Wet Bar		

Inclusions: Front Garden Box, UG Sprinklers with Timer, Backyard Gazebo, On-Demand Hot Water Heater, Water Filtration System, Nest Thermostat, Floating Shelf above Coffee Bar, UC Mini Fridge, Garage Heater

Welcome to this beautifully updated bungalow with a LARGE YARD in the heart of NECH, offering a perfect blend of modern upgrades, functional living space, and inviting character. Thoughtfully renovated throughout, this move-in ready home is ideal for buyers who appreciate quality updates and a home designed for both everyday comfort and entertaining. The main floor features 3 bedrooms, an updated 4pc bathroom with tile surround tub/shower, all the way to the ceiling. A modern kitchen with POT FILLER above a gas range, newer stainless appliances, beautiful two toned cabinets, and counter tops accented by classy blue subway tile. The kitchen has a large window at the sink that overlooks the large backyard. There is even a filtered water faucet, plus double filtered water in the fridge. The dining area includes a stylish wet bar, with industrial vibe shelves; the perfect place to make your morning cup of coffee or to help with hosting your guests. The living room is bright with an east facing window, recessed pot lights and plenty of room for gatherings. Additional upgrades include newer vinyl windows (2015), shingles replaced in 2024/2025, upgraded electrical panel (2026), tankless hot water, updated HE furnace, central air conditioning, and underground sprinklers. Smart home features such as a Nest thermostat and Govee color-changing lighting in the downstairs room add modern convenience and personality. The basement has been extensively improved with raised ceilings after removal of the drop ceiling, new drywall, and spray foam insulation, creating a warm and comfortable lower-level living space. A spacious family room offers flexibility for a gym, games room, or media space, while the downstairs bonus room with its own ensuite is perfect for guests, teens, or a private retreat. Outside, the fenced backyard has been expanded by relocating the fence

line, creating even more usable outdoor space to enjoy. Relax under the gazebo beside the natural gas fire table or entertain family and friends in the private yard. The single heated garage adds year-round convenience and works equally well as parking or workshop space. This is a fully updated property with extensive renovations already completed — It's truly move-in ready. There is so much to love about this home, you must see it for yourself! Don’t miss out on an excellent home in a quiet and desirable NECH location.