



GRASSROOTS
REALTY GROUP

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2231 20 Avenue SE
Medicine Hat, Alberta

MLS # A2310294



\$459,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Crestwood-Norwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,148 sq.ft. | Age: | 1964 (62 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Mainten | | |

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|--------------------|---|-------------------|------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Vinyl Windows | | |

Inclusions: Greenhouse

Very well updated and fully renovated super clean brick bungalow with undoubtedly top class street appeal, located in a most desirable, quiet Crestwood location with great neighbors and close to golf, pool, parks, shopping, restaurants and multiple other amenities. . It really does TICK ALL THE BOXES! Newer metal roof, newer PVC windows. This truly gorgeous home is bright and welcoming with most tasteful decor. Some of the renovations during 2025 include; new interior and exterior doors, new window coverings, new spot lights and freshly painted throughout. Both bathrooms were also fully and very tastefully renovated last year. The electrical panel was also upgraded to 100 amp service May 2025. The kitchen is spacious with lots of cupboards and plenty of countertops. The basement level features lots of additional room including a spacious laundry area with built-in cabinetry and a kitchen sink, offering excellent potential for a future suite or a granny suite or income generating space. You will enjoy the outside as it has benefited with plenty of new trees and even a newly seeded lawn last year and is also beautifully updated. The gardener will get a lot of pleasure with the greenhouse as well as the raised garden boxes or maybe you prefer to relax around the firepit or spacious patio. RV parking and much more