



**GRASSROOTS**  
REALTY GROUP

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932 22 Street NE  
Medicine Hat, Alberta

MLS # A2313743



**\$349,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar, Built-in Features, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Garage Heater, Garage Door Opener with Remote.

Welcome to this spacious bungalow located in Crescent Heights N.E., offering plenty of room and tons of potential for the right buyer. Conveniently situated near schools, parks, shopping, and other everyday amenities, this property is a great opportunity for someone looking for space and a functional layout in an established neighbourhood. The main floor features a bright living room, kitchen and dining area, three bedrooms, and a full 4-piece bathroom. Downstairs is where the home really shows some personality &mdash; featuring a retro-style basement complete with a fun bar area, cozy fireplace, and plenty of space for a games room, pool table setup, movie nights, or entertaining guests. Additional bedrooms, storage, and laundry space add to the functionality. Outside, you'll find a private yard and a large 22.5 x 28.5 detached double garage offering excellent parking, storage, or workshop potential. With plenty of space inside and out, this property offers a unique opportunity to enjoy a home with character in a convenient north-end location.