



1930 16 Avenue SE
Medicine Hat, Alberta

MLS # A2314208



\$334,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Crestwood-Norwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 827 sq.ft. | Age: | 1963 (63 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Low Maintenance Landscape, Treed | | |

Heating: Forced Air, Natural Gas

Floors: Hardwood, Laminate, Linoleum

Roof: Asphalt

Basement: Full

Exterior: Stucco, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge (as is), Portable dishwasher (as is), window coverings, washer/ dryer, central AC

Welcome to the perfect STARTER HOME / INCOME PROPERTY / FAMILY HOME located in a quiet and mature neighbourhood of Medicine Hat. Close to convenience stores, local shops, schools, and parks! Step inside to a large entry way and living space perfect for relaxing or hosting. On the main level you will find a 4pc bathroom, 2 bedrooms, a living room and a combined kitchen and dining room. Off of the kitchen, stairs lead to a side entrance and stairs down to the basement. The basement provides more living space with a large flex space, a bedroom and a 3pc bathroom. Outside, you will find a large yard with a single car detached garage. The large lot provides parking space in the front on the driveway as well as access to the garage in the back alley. There is lots of POTENTIAL in this home! Reach out to your trusted Real Estate Agent today to book a showing! ** some photos have been digitally staged with AI**