



**2520 22 Avenue SE
Medicine Hat, Alberta**

MLS # A2316354



\$441,350

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,282 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Attached Carport, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	Low Den Res
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Solar Tube(s), Vinyl Windows, Wired for Sound		

Inclusions: Window Coverings

Sitting on a quiet street in Crestwood, and close to everything is this very thoughtfully updated and meticulously maintained classic 1973 "California Ranch" style bungalow. At 1282 sq. ft., this is the more generously sized layout for this architectural style of home which gives you slightly more spacious rooms throughout. The roof is 6 years old, the house was wrapped in styrofoam insulation for increased efficiency prior to the installation of Hardi-Plank siding. All of the windows have been replaced including proper basement egress windows. The Kitchen and Bathrooms have been completely upgraded and updated. There is new trim, new flooring, new paint. Solar Tubes flood the house with natural light. When you are in the kitchen and looking out the window, notice the beautiful wood ceiling in the carport in place of the typical aluminum soffit. The main floor has two bedrooms and an office. The office was previously used as a main floor laundry, and the laundry hook ups are now hidden, but are still there. The option is there for you to use this as an office, a laundry or a bedroom. Downstairs there are two more bedrooms and a large bathroom with both a shower and a soaker tub. The ceiling in the family room was insulated with sound proofing to prevent noise from passing up to the bedrooms above. Audio has also been wired into the house. Another important detail, this house has two furnaces, one for each floor. Should you choose to convert it back to a basement suite home, the separate furnaces are an important first step. The main furnace and hot water tank are new. The basement furnace is in good working order. The basement laundry room could be converted back to a kitchen. The carport and garage offer plenty of protection for your vehicles and if you have an R.V. there is room for that as well. Don't miss out on this. Book a showing today. The details, quality

and thoughtful upgrades will leave a lasting impression.