



**1630 31 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2318517**



**\$635,000**

<b>Division:</b>	Crestwood-Norwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,813 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Landscaped, Low Maintenance Landscape, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

For more information, please click the "More Information" button. Beautifully updated 1,813 sq ft 2-storey split in sought-after mature neighbourhood close to parks, schools, shopping, and amenities. This move-in ready home offers 5 bedrooms, 3.5 baths, and a functional family-friendly layout. Bright main floor features spacious living room, cozy family room with gas fireplace, updated kitchen with newer appliances, dining area, sunroom, hardwood floors, versatile bedroom/office, stylish half bath, and access to heated double attached garage. Upper level includes updated primary suite with 3-pc ensuite and walk-in shower, 2 additional bedrooms, updated 4-pc bath, and new flooring. Fully finished basement offers large rec room, 5th bedroom, updated 3-pc bath, flex area with cabinets/sink/fridge, and ample storage. Enjoy the beautifully landscaped private yard with mature trees, stamped concrete patio, gazebo, sunroom, and finished 14x16 shop/mancave. Recent upgrades include all bathrooms, shingles, windows, paint, flooring, central A/C, ductwork, attic insulation, maintenance free fencing and newer appliances. Exceptional location, space, and value—a must see!