



714 19A Street NE
Medicine Hat, Alberta

MLS # A2319363



\$474,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,276 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: Fridge, stove, dishwasher, hood fan, washer, dryer, window coverings, garage door opener & remote, tv wall mount, wood towel bar in bathroom

Welcome to this fantastic family home, ideally located close to schools, shopping, restaurants, and entertainment! Offering a spacious multi-level layout and an incredible oversized backyard, this home is perfect for a growing family. The main floor features vaulted ceilings, durable tile flooring, and a bright, open-concept design. The well appointed kitchen offers a large corner pantry, plenty of cabinet space, and overlooks the dining nook with direct access to the large deck, perfect for summer BBQs and outdoor entertaining. Upstairs, you'll find a generous primary suite complete with a walk in closet and private 4 piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The third level is the perfect gathering place for family and friends, featuring a warm and inviting family room with a cozy gas fireplace. This level also includes a fourth bedroom, a 3-piece bathroom with a tiled shower, and convenient access to the double attached heated garage. The fourth level offers endless possibilities and is ready for your personal touch. Whether you envision a recreation room, home gym, games room, additional bedroom, or extra storage, the space is yours to customize. Step outside and you'll discover one of this home's greatest features—a huge backyard with endless possibilities! There's plenty of room for kids to play, space to add a second garage or workshop, RV parking, and still lots of yard left to enjoy. Additional front parking provides even more convenience. This is a wonderful opportunity to own a spacious family home with room to grow both inside and out.