



GRASSROOTS
REALTY GROUP

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2339 20 Avenue SE
Medicine Hat, Alberta

MLS # A2319771



\$379,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Heated Garage,		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Laminate Counters, Storage		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Window Coverings/Blinds, Fridge & Freezer in Laundry Room, Washer, Dryer, 2 Sheds.

This beautifully updated 2+1 bedroom bungalow offers the perfect blend of modern style and functional living. The main floor was completely refreshed in 2022-2023 with new laminate flooring, trim, fresh paint, updated outlets, and new blinds throughout, creating a bright, welcoming space with a designer-inspired feel. The stunning kitchen has been tastefully updated with painted cabinetry, new hardware, countertops, and sink, while the fully renovated bathroom features new tile, vanity, toilet, and modern fixtures. Two bedrooms are located on the main level, both offering excellent built-in storage, with one providing direct access to the backyard patio. The fully finished basement offers plenty of additional living space with a spacious family room, games area, large third bedroom, 2-piece bathroom, and combined laundry/utility room with ample storage. Additional updates include central air conditioning and a new hot water tank. Outside, you'll find a beautifully maintained yard complete with underground sprinklers, a brand-new patio, wood feature garden walls, perfect for relaxing or entertaining. The oversized heated double detached garage is wired with a 220-volt plug, and there's ample space for RV or boat parking. Ideally situated in a convenient central location, this home is just minutes from everyday amenities, local shops, restaurants, schools, parks, and the Stampede Grounds. You'll also appreciate the quick access to major shopping destinations, including the mall and other big-box retailers, making errands and commuting a breeze. Book a showing today to see for yourself!