



GRASSROOTS
REALTY GROUP

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2397 24 Street SE
Medicine Hat, Alberta

MLS # A2319805



\$379,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,141 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Off Str		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Pantry, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings/Blinds, Garage Door Remote.

Welcome to 2397 24 Street SE! This 4-level split in the desirable Crestwood-Norwood neighbourhood offers plenty of space for a growing family and is conveniently located close to the Stampede Grounds, shopping, daycares, schools, and other amenities. Step inside to a spacious front foyer that opens into a bright living room. The functional layout continues through a hallway with two convenient closets before leading into the kitchen and dining area, complete with a large corner pantry and access to the covered deck—perfect for enjoying your morning coffee or hosting summer BBQs. Upstairs you'll find three bedrooms and a 4-piece bathroom. The lower level features an impressive 17'8" x 23'11" family room, offering endless possibilities for movie nights, a games room, or space for the kids to play, along with a 3-piece bathroom and rough-ins for a future wet-bar. The basement adds even more flexibility with a fourth bedroom, bonus room that can double as multiple office spaces and/or 5th bedroom, laundry area, and plenty of storage. Outside has a fully fenced yard and offers RV parking, a spacious covered deck, and an oversized heated double detached garage! Recent updates include brand new shingles on both house and garage and brand new carpet throughout, giving the home a fresh feel while leaving room to update as you wish to add your own personal style over time. If you're looking for a solid home with lots of living space, a great garage, and an excellent location, this one is worth a look!