



1226 24 Street SE
Medicine Hat, Alberta

MLS # A2320759



\$419,900

Division:	Connaught		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,560 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Dry Bar, Granite Counters, Natural Woodwork		

Inclusions: Fridge, stove, microwave, dishwasher, dryer, window coverings, Garage door control - 2, UGS plugs front + back, shed, A/C unit.

Welcome home to this beautifully designed, fully finished bungalow featuring an exceptional layout, well maintained finishes, and a private outdoor retreat backing directly onto a shared greenway. As you step inside, you are greeted by an expansive living room with beautiful vaulted wood ceilings with beams that lend architectural character and warmth. Just a single step up leads to the formal dining room, complete with hardwood flooring and a cozy brick faced fireplace, the perfect setting for hosting intimate dinners. The adjacent kitchen features granite countertops, good storage and a bright breakfast nook for your morning routine. From the kitchen, enter the sunroom, perfect for morning coffee in any season or step outside to enjoy the patio. The main floor is designed for everyday life with a 4-piece bathroom, a bright secondary bedroom, and a spacious primary bedroom equipped with its own private 2-piece ensuite. Direct access to the double attached garage from this level makes daily coming and going a breeze. Downstairs, the fully finished lower level expands your living space with an additional family room featuring a second fireplace and a wet bar, perfect for entertaining or family hang outs. This level features two additional good sized bedrooms, a 3-piece bathroom, and a large laundry room with ample storage to keep things organized. Step outside to appreciate the curb appeal, highlighted by a manicured front lawn and flower bed. The fully fenced backyard is a private oasis filled with mature trees, a manageable plot of lawn, a storage shed, a paved walkway, and a raised patio overlooking the shared greenway behind the property. This home offers the perfect balance of classic comfort, updates, and a central location within walking distance to many South end amenities, the Connaught golf course, path systems, bus routes and more. Notable

updates: Furnace and Hot water tank replaced 2009. Windows, doors, and kitchen counters updated in 2014. Roof approximately 2016