



1930 16 Avenue SE
Medicine Hat, Alberta

MLS # A2321909



\$329,900

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Crestwood-Norwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 827 sq.ft. | Age: | 1962 (64 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|----------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Fridge (as-is), Portable dishwasher (as-is), electric stove, washer/dryer, window coverings, central AC

Sitting on a large lot in a quiet, established Crestwood-Norwood neighbourhood, this bungalow checks the boxes that are hard to find at this price point. Close to schools, parks, local shops, and everyday conveniences, the location speaks for itself. Inside, you're welcomed by a generous entryway that opens into a bright living space. The main floor offers a combined kitchen and dining area, two bedrooms, and a full 4-piece bathroom. A side entrance off the kitchen leads directly to the basement, giving the lower level a sense of separation that works well whether you're housing extended family or simply want a private space to work from home. Downstairs you'll find a spacious flex room, a third bedroom, and a 3-piece bathroom, rounding out a layout that gives everyone their own space. The backyard is where this property really stands out. The lot is generously sized with room to breathe, garden, or just enjoy the outdoors without being on top of your neighbours. The single detached garage (21'3" x 11'5") sits off the back alley, and the front driveway adds extra off-street parking. Whether you're buying your first home, adding to a rental portfolio, or looking for a property with room to grow, this one delivers on the fundamentals in a neighbourhood that's been solid for decades. ****Some photos have been virtually staged to remove tenant belongings.****