



**640 Division Avenue NW  
Medicine Hat, Alberta**

**MLS # A2322274**



**\$599,900**

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,230 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.40 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Environmental Reserve, Few Trees		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** N/A

Here is a lovely home overlooking south saskatchewan river valley area.. This is a great opportunity to become a revenue property owner or your own private residence to enjoy.. This home sits on two lots so there is still room to add a double or triple car garage on to the home!! The main level has had extensive renovation done to it including new kitchen with stainless steel appliances, new lighting, some new windows and window coverings, new 4 pc bathroom with tiled walls, complete paint, ceilings scrapped and painted, new vinyl siding, flooring was sanded and refinished.. This home has a warm open feeling from when you first walk in, you have a large kitchen with an island good sized dining room with large windows to enjoy the views. Two good sized bedrooms one with a view of the valley, main floor laundry and a 4 piece bathroom. Upstairs you have a huge loft area which could be for a games room, storage, another bedroom. The utility room is adjacent to the loft are which is where the furnace, a/c unit and hot water tank are located, all which were replaced in 2021. This 2230 sqft, 1 1/2 story sits on terraced lawns, huge tree with swing, storage shed and room to build.. The suite was upgraded in 2019 which includes two good sized bedrooms, 4 pc bathroom, kitchen, living room your own furnace and H/W tank with a separate entrance. In todays market this home with these amenities is a real find, if your looking for a in-law suite or have a tenant to help pay the mortgage off, this is the house for you! You also can remove the wall and you have a huge family home its all here for you.. call for your private showing today