



GRASSROOTS

REALTY GROUP

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**1864 16 Street SE
Medicine Hat, Alberta**

MLS # A2326597



\$249,900

Division:	Crestwood-Norwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	846 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level		

Heating: Forced Air

Floors: Linoleum, Vinyl Plank

Roof: Flat Torch Membrane

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: White washer not hooked up AS IS, Central Vac and attachments AS IS, Pantry in kitchen, tool cabinet in utility room, other attached shelving, security system will be off for showings

Welcome to 1864 16th Street SE, a beautifully maintained and thoughtfully updated 1/2 duplex offering exceptional value with no condo fees. Whether you're purchasing your first home, downsizing, or looking for an investment, this move in ready property combines affordable living with the peace of mind that comes from extensive updates. The bright and inviting main floor features a spacious living room, a sunny dining area, two comfortable bedrooms, and a well appointed kitchen complete with updated appliances. Downstairs, you'll find a large family room, a third bedroom, a second bathroom, and an abundance of storage, providing flexible space for guests, hobbies, or a growing family. Over the past several years, the current owner has invested in many of the home's major components, allowing you to move in with confidence. Upgrades include all vinyl windows on the main floor (2020), a high efficiency furnace and central air conditioning (2019), hot water tank (2019), shingles on the home (2023), shed shingles (2020), and updated appliances (2022). Step outside to enjoy your fully fenced and landscaped backyard, designed for both relaxation and entertaining. Unwind in the peaceful gazebo, take advantage of the natural gas line for your barbecue, and enjoy the spacious she shed, perfect as a workshop, studio, garden retreat, or extra storage. A large concrete front driveway provides plenty of off street parking. Located in a well established southeast neighbourhood close to schools, parks, shopping, and everyday amenities, this home offers the perfect balance of comfort, convenience, and affordability. This is an excellent opportunity to own a fully finished home with major updates already completed and no monthly condo fees.