



1630 31 Street SE
Medicine Hat, Alberta

MLS # A2326710



\$625,000

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,841 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Lawn, Low Maintenance Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Laminate Counters, Vinyl Windows		

Inclusions: blinds, sunroom furniture, patio furniture, gazebo, man cave furniture, tv, 2 garage remotes, wyze cameras (4), basement couch, loveseat, downstairs fridge.
The dog kennel and two matching side tables are negotiable.

Welcome to this beautifully maintained home that has been thoughtfully updated inside and out, offering the perfect combination of comfort, quality, and functionality. Rich hardwood floors add warmth throughout the main living areas, while the spacious primary suite features a beautifully renovated three piece ensuite complete with a walk-in shower. The bathrooms have been tastefully updated with quality stone countertops, including granite in the main bath, limestone in the ensuite, and marble in the remaining bathrooms. Step outside to your own private backyard retreat, surrounded by mature trees and designed for relaxing or entertaining. Enjoy the stamped concrete patio, gazebo, and sunroom, creating multiple spaces to unwind throughout the seasons. A fully finished 14' x 16' heated shop/man cave offers endless possibilities for hobbies, projects, or the ultimate getaway space, while the double attached heated garage adds everyday convenience. Extensive updates provide peace of mind, including shingles (2024), attic insulation (2024), kitchen windows (2024), upstairs paint (2024), maintenance-free fencing (2022), central air conditioning and furnace (2020), newer appliances (2023-2024), and a refreshed basement with updated flooring, paint, and bathroom (2022). Additional bathroom renovations include the half bath (2021), main bath (2024), and primary ensuite (2026). Move-in ready and exceptionally cared for, this is a home that offers quality updates, outstanding outdoor living, and pride of ownership throughout.