



GRASSROOTS
REALTY GROUP

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1120 1 Avenue NE
Medicine Hat, Alberta

MLS # A2326851



\$329,500

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	907 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Carport		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Gazebo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: PERGOLA, DISHWASHER (AS IS), DRAWERS, ARMOIRE, VANITY AND STUDY DESK, KITCHEN TABLE, CHINA CABINET, SOFA,

Welcome to this charming bungalow in Medicine Hat's desirable Northeast—a true family-friendly neighbourhood! Enjoy a home just a short walk from the Family Leisure Centre, Crescent Heights High School, the 8 Street NW retail strip, and Northlands Co-op. It's just a 5-minute drive to the Brier Park/Costco area, downtown, and Medicine Hat Regional Hospital. Designed for comfortable family living, this home features a spacious living room, an easy-to-maintain kitchen, 4 bedrooms, and 2 full bathrooms. The covered 4-car carport, concrete driveway, and ample on-street parking provide plenty of room for your vehicles and guests. Step outside to an extra-large, fully fenced backyard complete with a pergola—perfect for summer BBQs, entertaining, or simply relaxing in your own private outdoor retreat. Enjoy peace of mind with major upgrades already completed, including the furnace (2016), central A/C (2025), hot water tank (2022), 100-amp electrical service, roof (2016), exterior siding (2017), flooring (2018), updated window capping, and concrete driveway.