



GRASSROOTS
REALTY GROUP

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65 14 Street NW
Medicine Hat, Alberta

MLS # A2326948



\$393,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: Fridge, stove, dishwasher, storage shed, central air conditioner, garage control opener+ remote, gazebo

Whether you're searching for your first home or a smart investment opportunity, this well-maintained bungalow is sure to impress! Nestled in a quiet Crescent Heights NW neighbourhood close to schools, parks, shopping, and everyday amenities, this move-in-ready home offers exceptional value with 1036 sq. ft. of comfortable living space. The main floor offers a bright and functional layout with 3 comfortable bedrooms, 4pc bathroom, a spacious living room filled with natural light, and an updated kitchen featuring clean white cabinetry, laminate countertops, a stylish tiled backsplash, stainless steel appliances, and durable vinyl plank flooring. The fully developed basement adds two additional bedrooms, a second bathroom, and plenty of extra living space. Notable updates over the years provide peace of mind, including shingles (2018), vinyl plank flooring (2018), the downstairs bathroom (2021), main floor windows (2021) and kitchen renovations (2022). Outside, you'll appreciate the fully fenced and landscaped yard complete with underground sprinklers, mature trees and shrubs, and a patio area perfect for relaxing or entertaining. The 23' x 14' detached garage is equipped with power and convenient rear lane access. This clean, turnkey property is ready for its next owners to move in and enjoy.