



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1804 29 Street SE
Medicine Hat, Alberta

MLS # A2327684



\$539,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1962 (64 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Hot Water	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: MAIN HOUSE - Fridge, Stove, Dishwasher, Washer, Dryer SECONDARY HOUSE - Fridge, Stove, Dishwasher, Stackable Washer/Dryer, Wall Air Conditioning Unit

One property. TWO SEPARATE HOMES. Limitless possibilities! Maybe you're looking to live in a nice home and also collect rental revenue to subsidize your mortgage. Maybe you have mature children who need their own space and responsibility. Maybe you have aging parents who would benefit from having you live closeby. Or maybe you're a revenue buyer looking to add a strong performing property to your rental portfolio. This versatile property provides numerous options - it's up to you how you'd like to benefit from it! This property is centrally located in the desirable Norwood area, close to countless parks, businesses, and other amenities. The main home is a 1,063 sqft bungalow with a total of 4 bedrooms and 2 bathrooms. The fully developed basement offers additional opportunities with a large rec/family room and even a summer kitchen. This home has new shingles and offers a private, fenced yard space, a covered deck and a handy storage shed. The main home is currently rented at \$1,750/month and the tenant pays their own utilities. At the back of the property house sits a brand-new 676 sqft detached backyard suite bungalow built in 2025, with its own separate utility account and mailing address, making it extremely easy to manage for rental purposes. This suite offers 2 bedrooms, a 4-piece bathroom, and an open concept kitchen & livingroom area. The suite offers it's own laundry facilities, in-floor heating, a wall AC unit, & an on-demand hot water system. This suite is currently rented at \$1,700/month and the tenant pays their own utilities. NOTE: The square footage noted on the listing reflects the main home only, and does not include the square footage of the suite. NOTE: Many of the photos on this listing have been Virtually Enhanced and Virtually Staged using AI and should not be relied upon for important decisions made by any potential

buyers - a personal viewing of the property is always recommended.