



GRASSROOTS
REALTY GROUP

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1640 9 Avenue NE
Medicine Hat, Alberta

MLS # A2329100



\$459,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,062 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: shelving in attached garage, garage fridge, storage shed

****PUBLIC OPEN HOUSE SATURDAY JULY 18th & SUNDAY JULY 19TH from 1:30-3:00pm**** Welcome to this home, perfectly situated on a quiet cul-de-sac on an impressive 9,200+ sq. ft. lot backing directly onto a park. Offering exceptional privacy, incredible parking, and a heated detached shop (26X26 w/10 foot walls), this property is a rare find. Step inside and you'll immediately appreciate the vaulted ceilings that create a bright, open feel throughout the main living area. The stunning custom kitchen, expertly crafted by Hiebert Cabinets, is the heart of the home and has been thoughtfully designed for both beauty and function. It features custom stone countertops, a full black stainless steel appliance package including wine fridge, tile backsplash, under-cabinet lighting, a coffee bar, a large pantry with convenient pull-out shelving, and an abundance of quality cabinetry. The adjacent dining area is filled with natural light from the large southeast-facing window, making it the perfect place to enjoy your morning coffee. The extensively renovated main floor also includes a gorgeous new bathroom with a tiled tub surround, soaker tub, new vanity with a matching stone countertop, and updated toilet. The spacious primary bedroom offers his-and-her closets and plenty of room for additional furnishings. The second bedroom features patio doors leading to the covered rear deck, with stairs down to the expansive patio and private backyard. The lower level offers a large family room ready for your personal touches, a 3-piece bathroom, laundry area, storage room, and an additional bedroom (window does not meet current egress requirements). Outside, the features continue. Parking is second to none with an attached garage (13'10x25'5), carport, extra-long driveway, gated RV parking (w/30amp service), and a large heated detached shop. Even with all this, the oversized lot

still offers generous green space for kids, pets, gardening, or entertaining. Underground sprinklers make maintaining the yard a breeze. Backing onto a park in a peaceful court location, this home combines quality renovations, outstanding functionality, and an unbeatable setting. Be sure to take the 24-hour virtual tour and experience everything this exceptional property has to offer.