



GRASSROOTS
REALTY GROUP

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1946 15 Avenue SE
Medicine Hat, Alberta

MLS # A2329340



\$325,000

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	717 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Private		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: blinds, tv mount, floating shelves, garage heater, garage door with remote

Welcome to this charming and affordable home in the desirable Crestwood neighbourhood, an excellent opportunity for first-time home buyers, downsizers, or anyone looking for outstanding value. Freshly updated with modern paint throughout the main floor, this home offers a bright, clean, and inviting feel from the moment you step inside. The functional main floor features a spacious living room that flows into the kitchen and dining area, creating a comfortable layout that's perfect for everyday living and entertaining. Two bedrooms and a full 4-piece bathroom complete the main level. Downstairs, the basement has been thoughtfully reconfigured into a private primary retreat featuring a spacious bedroom, cozy sitting area, dedicated closet/office space, and a beautifully finished 3-piece ensuite. There's also a convenient cold storage area for seasonal items or extra pantry space. Additional updates include many upgraded windows and a high-efficiency furnace for improved comfort and efficiency. One of this property's standout features is the impressive 24' x 26' heated double detached garage - a rare find in this price range. Whether you need space for vehicles, a workshop, hobbies, or extra storage, this garage offers exceptional versatility. Outside, you'll appreciate the large backyard with plenty of room for kids, pets, or future landscaping projects, along with sections of newer fencing already completed. Conveniently located close to schools, parks, shopping, and the outdoor pool, this move-in ready home offers incredible value in a family-friendly neighbourhood. If you've been searching for an affordable home with a double garage, this is one you won't want to miss.

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