



GRASSROOTS
REALTY GROUP

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1896 28 Street SE
Medicine Hat, Alberta

MLS # A2330519



\$339,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Underground Sprinklers		

Heating: Forced Air

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Vinyl Siding, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: hot tub w/accessories, pergola lighting and screens, greenhouse, cabinet in basement, all pond related materials, storage shed

This fully developed bungalow offers a convenient central location within walking distance to schools, the Stampede grounds, and a variety of amenities. Well cared for over the years, the home features laminate and vinyl plank flooring throughout, along with newer vinyl windows on the main floor. The updated kitchen includes refreshed paint, new hardware, updated countertops, a tiled backsplash, and garden doors leading to the rear deck. The main level also offers a comfortable living room, two good-sized bedrooms, and a 4-piece bathroom. Downstairs, the fully finished basement provides additional living space with a large family room, a spacious third bedroom, a 4-piece bathroom, laundry, and a storage room. A separate flex room offers the potential for a fourth bedroom, home office, or hobby space. The backyard has been thoughtfully landscaped and provides a private setting to relax and entertain. Enjoy the two-tier deck featuring a pergola with lighting, privacy screens, and an included hot tub. The koi pond and surrounding gardens create an attractive focal point, while underground sprinklers help maintain the front landscaping. Completing the property is a 24' x 26' double detached garage, a storage shed, and plenty of off-street parking, including space for an RV or boat. Be sure to take the 24-hour virtual tour.