



GRASSROOTS
REALTY GROUP

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1332 17 Street SE
Medicine Hat, Alberta

MLS # A2331149



\$464,000

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,350 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Low Maintenance		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, No Smoking Home, See Remarks, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: underground sprinklers

Great Family Home with RV Parking, Heated Garage & Low-Maintenance Yard Welcome to this spacious bi-level family home offering 5 bedrooms and 2.5 bathrooms, with plenty of room for the whole family. The beautiful kitchen is the heart of the home and features garden doors that lead to a covered patio overlooking the park-like, low-maintenance backyard—perfect for relaxing or entertaining. Need extra parking? This property offers RV parking plus plenty of additional space for vehicles, making it ideal for growing families or anyone with recreational toys. Additional features include a large heated garage, generous living spaces, and a functional layout designed for comfortable family living. Don't miss this fantastic opportunity to own a home that combines space, convenience, and exceptional outdoor features.