



GRASSROOTS
REALTY GROUP

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1174 16 Street NE
Medicine Hat, Alberta

MLS # A2332996



\$689,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,991 sq.ft.	Age:	1986 (40 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Sloped Up		

Heating: Forced Air

Floors: Carpet, Hardwood, Laminate, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: POND/WATER FEATURE EQUIPMENT, SHED, HOT TUB(AS IS)

Welcome to 1174 16th Street NE, an impressive 1,991 sq. ft. bungalow offering an incredible amount of living space, versatility, and room for the entire family. Situated on a beautifully landscaped lot, this property combines privacy, functionality, and views of the river valley. The main floor features spacious living areas designed for both everyday living and entertaining, highlighted by large windows that showcase the river valley views. With a total of 6 bedrooms, this home offers exceptional flexibility for growing families, multi-generational living, guests, or those needing dedicated office and hobby space. Step outside and enjoy your own private backyard retreat complete with a large deck and hot tub, perfect for relaxing after a long day or hosting family and friends. The expansive park-like yard provides plenty of room for children, pets, gardens, and outdoor activities while maintaining excellent privacy. This property truly stands out when it comes to garage, workshop, and storage space. A portion of the original attached garage was thoughtfully converted into a spacious family/games room, creating additional living space for the home. For those requiring more garage capacity, the area could potentially be converted back to garage space, offering up to 18'6" x 40' of enclosed parking and storage. In addition, the detached 20' x 20' shop provides excellent space for hobbies, projects, storage, or workshop use. Bring all the toys—there is ample room for RV parking, boats, trailers, and multiple vehicles, making this an ideal property for outdoor enthusiasts or anyone requiring additional parking and storage. Rarely do properties become available that offer this combination of 1,991 sq. ft. of bungalow living, 6 bedrooms, incredible parking and workshop space, breathtaking river valley views, and a lot size of 12,978 sq. ft. This is a unique opportunity to own a truly

exceptional family home in a sought-after location.