



GRASSROOTS
REALTY GROUP

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20 10 Street NE
Medicine Hat, Alberta

MLS # A2334407



\$199,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,560 sq.ft.	Age:	1915 (111 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot		

Heating: Forced Air

Floors: Hardwood, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: blinds, curtains/curtain rods, deepfreeze, shed, ALL INCLUSIONS "AS-IS"

If you've been searching for a character home with incredible potential at an attractive price, this is one you won't want to miss. Whether you're looking for a spacious family home to make your own or an investment opportunity with excellent flip potential, this charming 1 $\frac{1}{2}$ -storey home in Crescent Heights deserves a look. Situated on a large city lot directly across from the Hounds hockey rink, this home offers timeless curb appeal with its welcoming covered front porch and classic stone pillars. Inside, you'll find over 1,500 square feet of living space where much of the home's original character has been preserved, blended with a functional layout perfect for everyday living. The expansive main floor features multiple living areas, providing flexibility for families or those who love to entertain. The spacious kitchen comes complete with a full appliance package and offers plenty of room for dining and additional seating. Also on the main floor are a 3-piece bathroom and the primary bedroom, complete with a walk-in closet. Upstairs, a central bonus living space creates the perfect spot for a kids' playroom, reading nook, or home office. Two additional bedrooms and another 3-piece bathroom complete the upper level. The basement offers an abundance of square footage and endless possibilities. With some TLC, it could become valuable additional living space, and the separate entrance to the backyard opens the door for a variety of future possibilities. Outside, the fully fenced backyard includes a large patio, detached garage ready for some attention, along with a storage shed and plenty of room for kids, pets, or future improvements. Character homes with this much space, this much potential, and a price designed to sell don't come along often. Book your private showing today and see the opportunity for yourself. *Property

being sold "As-Is"*