



GRASSROOTS
REALTY GROUP

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850 Hargrave Way NW
Medicine Hat, Alberta

MLS # A2335398



\$429,000

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, Window Coverings, Garage Door Opener + Control(s), Garage Heater

Welcome to 850 Hargrave Way NW! Ideally located directly across from an elementary school and park, this extensively renovated 5-bedroom, 2-bathroom home offers a fantastic combination of comfort, functionality and convenience. With the Big Marble Go Centre, shopping, Hockey Hounds and so much more just minutes away, this is a location that is hard to beat! The main floor features a spacious front living room with a huge picture window that fills the space with natural light and flows seamlessly into the kitchen. The kitchen offers crisp white cabinetry, stainless steel appliances and an absolutely adorable dining area tucked into a bay window with built-in seating—the perfect spot for family meals or your morning coffee. Three good-sized bedrooms and a 4-piece bathroom complete the main level. Downstairs, you'll find a large family room offering plenty of space to relax, watch movies or entertain, along with two additional good-sized bedrooms and another 4-piece bathroom that conveniently houses the laundry area. This home has seen substantial upgrades and improvements over the years, including new vinyl plank flooring on the main floor, newer windows, a new electrical panel, shingles (2016), furnace and A/C (2016), and hot water tank (2021). Outside, enjoy the convenience of a maintenance-free front and back yard, RV parking, natural gas hookup for the BBQ, Leaf Guard gutters and a heated double detached garage with an RV plug. With five bedrooms, two full bathrooms, plenty of living space, extensive updates and an unbeatable location close to schools, parks, recreation and shopping, this is a home that checks a lot of boxes. Move in, enjoy and make it your own!