



GRASSROOTS
REALTY GROUP

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2377 Hawthorne Avenue NE
Medicine Hat, Alberta

MLS # A2335809



\$464,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,140 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

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

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Window Coverings, Central AC, Pergola, 2 Sheds, Garage Door Opener & Control

Welcome to this immaculate one-owner bi-level in a quiet family friendly NE Crescent Heights neighbourhood. Lovingly maintained over the years, this 4 bedroom plus office, 2 bathroom home offers plenty of space and functionality for a growing family. Ideally located close to schools, walking & bike paths, playgrounds, and the Big Marble Go Centre, you'll love the convenience of this wonderful location. The bright and welcoming main floor features some updated flooring and paint, creating a move-in-ready feel. The nice sized living room flows into the eat in kitchen, complete with pantry and direct access to the large backyard deck, making indoor-outdoor entertaining effortless. A full four-piece bathroom along with three bedrooms are located on the main level, including the primary with a walk-in closet. The fully developed lower level provides even more room for the family to spread out with a large family room, fourth bedroom, office, the second four piece bathroom - ideal for teenagers or guests, or those working from home. Step outside and enjoy your own private backyard retreat! The fully fenced yard features a large deck with a pergola for shade, a lower concrete patio and hot tub area, and two storage sheds, offering plenty of space to relax, entertain, and enjoy the outdoors. Completing this package is a detached, heated, and fully finished double garage that's perfect for vehicles, storage and hobbies. If you've been searching for an affordable meticulously cared-for family home in an excellent neighbourhood, this one is a must-see. Call your favourite agent today to book your private viewing!