



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1406 26 Street SE
Medicine Hat, Alberta

MLS # A2339329



\$329,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,127 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, Rectangular Lot, Underg		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage		

Inclusions: Shed

Welcome to this well-kept 4-level split located in the highly desirable Norwood area, a centrally located neighbourhood loved for its convenience and mature surroundings. With 3 bedrooms, 1.5 updated bathrooms, and 1126 sq ft, this home offers a functional layout with thoughtful upgrades throughout. The top two levels feature new vinyl plank and carpet, fresh paint, and bright, comfortable living spaces. The bathrooms have been tastefully updated, giving the home a clean, modern feel. The lower level features a second living room and the 3rd bedroom. The basement provides great flexibility for storage, hobbies, or future development. Outside, enjoy both front and back lawns, underground sprinklers in the front, and a yard filled with fruit trees and flowers that add charm and colour through the seasons. A large backyard shed offers excellent storage for tools, bikes, or gardening equipment. Situated close to golf, schools, shopping, and city amenities, this home blends location, comfort, and value — a fantastic opportunity in one of Medicine Hat's most convenient neighbourhoods. Don't miss your opportunity on this one contact your Real Estate Agent today!