



GRASSROOTS
REALTY GROUP

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**1005 Bullivant Crescent SW
Medicine Hat, Alberta**

MLS # A2342425



\$389,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	914 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Off Street, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Fridge, gas stove, dishwasher, hood fan, garage door opener & controls

Welcome to this beautifully renovated bungalow tucked away in a desirable southwest hill location, surrounded by mature trees and looks out onto a peaceful greenbelt. Centrally located in the heart of the city, you'll enjoy close proximity to amenities, the hospital, schools, shopping, and convenient highway access. Step inside and be immediately impressed by the bright, open-concept design filled with natural light. The main floor offers a seamless flow between the spacious living room, dining area, and stunning kitchen. The dining space features a built-in bench with additional storage, while the kitchen is thoughtfully designed with a large centre island, brand-new appliances, abundant cabinetry, and plenty of workspace. The main level is complete with two generously sized bedrooms and a beautifully updated 4-piece bathroom. Downstairs, the fully finished basement offers an exceptional layout for entertaining and everyday living. Enjoy the expansive family room, a charming nook/bar area, two additional bedrooms strategically positioned away from the family room space for added privacy, a second 4-piece bathroom, and a convenient laundry area. No detail has been overlooked in this extensive renovation, giving you the confidence of moving into a home that feels like new. Recent upgrades include a new roof, siding, soffit, fascia, eavestroughs, mostly newer windows, a completely renovated kitchen and bathrooms, central air conditioning, flooring, light fixtures, hot water tank, garage door and window plus insulated and drywalled, all interior and exterior paint, exterior doors, and an updated bathroom vent. Renovated with care and attention to detail, this home offers exceptional value, wonderful neighbours, and immediate possession availability. Whether you're a first-time buyer, growing family, a downsizer, or investor, this move-in-ready

property is sure to impress.