



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1409 24 Street SE
Medicine Hat, Alberta

MLS # A2342613



\$448,500

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,234 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Many Trees, Underground Sprink		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home		

Inclusions: C/A, fridge, stove, B/I dishwasher, garburator, washer, dryer, window coverings & blinds, B/I microwave, shed, UGS'S, garage door opener, 2 remotes, central vac & attachments, garage work bench, fridge & freezer in laundry room.

WELCOME TO 1409 24 ST SE!! For the FIRST TIME EVER, this well-maintained ONE-OWNER HOME is hitting the market! Offering a spacious 4-LEVEL SPLIT with 4 BEDROOMS (3 UP + 1 DOWN), 2 (LARGE) BATHROOMS, TWO GARAGES, TONS OF STORAGE & PLENTY OF PARKING! This home has been lovingly cared for over the years and is ready for its next chapter! As you approach the property, you'll immediately appreciate the BEAUTIFUL CURB APPEAL and abundance of parking, with an ATTACHED FRONT GARAGE (14.5x21), and off that a "PRIVATE PATIO" plus an ADDITIONAL ATTACHED SINGLE GARAGE AT THE BACK (14x24) - providing plenty of room for vehicles, storage, hobbies or a workshop! Step inside & you're welcomed into a BRIGHT & SPACIOUS LIVING ROOM featuring 10' ceilings and numerous NEWER WINDOWS that fill the space with natural light and create an open, airy feel. The home is finished in NEUTRAL PAINT COLOURS, making it easy to move in and add your own personal touches! Straight ahead is the FUNCTIONAL KITCHEN, offering plenty of cabinets, counter space and storage, while the adjoining GENEROUS DINING AREA provides lots of room for larger family gatherings and entertaining. Just off the kitchen, step outside onto the SIDE DECK (maintenance free TREX), a convenient extension of your living space & another great spot to enjoy the outdoors & your morning coffee:) The UPPER LEVEL, is where you'll find 3 BEDROOMS along with a (LARGE) 4-PIECE BATHROOM. With all three bedrooms conveniently located together, this level offers a practical and comfortable layout for families. The 3RD LEVEL adds even more living space with a spacious FAMILY ROOM featuring a GAS FIREPLACE - the perfect place to relax and unwind!

This level also features a FANTASTIC LAUNDRY ROOM complete with a NEWER WASHER/DRYER, as well as a SPACIOUS 3-PIECE BATHROOM. Continue down to the LOWEST LEVEL, where you'll find even more versatility! This flexible space could easily serve as a WORKOUT AREA, or GAMES ROOM plus a 4th bedroom (window does not meet egress) You'll also find a COLD ROOM & LOTS OF ADDITIONAL STORAGE — something this home certainly does not lack! Outside, there's even more to enjoy! The lovely, landscaped backyard features a PRIVATE, COZY SCREENED-IN PATIO, creating a wonderful space for morning coffee, evening visits or simply relaxing outdoors. You'll also appreciate the MAINTENANCE-FREE FENCING & UNDERGROUND SPRINKLERS, helping make yard care that much easier! Additional updates over the years include FURNACE & CENTRAL A/C (2011), TAR & GRAVEL ROOF (2021), ALL NEWER WINDOWS, & you can't beat the location! Conveniently situated close to schools, SHOPPING & NUMEROUS AMENITIES, as well as minutes from the Connaught golf course! This home is in a fantastic, established neighborhood with great neighbors! Homes with this kind of history don't come along often! ONE OWNER, NEVER BEFORE OFFERED FOR SALE, FOUR LEVELS OF LIVING SPACE!! 1409 24 ST SE is ready to welcome its next owner!!