



GRASSROOTS
REALTY GROUP

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1825 16 Street SE
Medicine Hat, Alberta

MLS # A2342759



\$389,000

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

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

Inclusions: Fridge, Stove, Range Hood, Dishwasher, Washer, Dryer, Basement Fridge, Deep Freeze, C/A, Garage Door Opener & Control, Window Coverings

UPDATED, MOVE-IN READY & A GREAT YARD! This renovated 3-bedroom, 2-bathroom bungalow has had some fantastic improvements already taken care of, making it an easy choice for the next owner. Updates include new shingles, new A/C, newer kitchen, vinyl plank flooring, and beautifully renovated bathrooms. Add in a single garage, a fully fenced backyard, and plenty of living space, and you have a home that is ready to enjoy! The main floor welcomes you into a large front living room featuring a generous front window that fills the space with natural light. The living room flows into the good-sized dining area, which also enjoys plenty of sunshine and offers a lovely view of the backyard. The updated kitchen features white cabinetry, white appliances, and plenty of counter space, making it both functional and inviting. Down the hall is the spacious primary bedroom with dual closets, a beautifully updated 4-piece bathroom, and a second good-sized bedroom. Downstairs, the large family room provides plenty of space to relax and includes a wet bar area with a fridge—perfect for movie nights, entertaining, or simply spreading out. The lower level also offers a third bedroom, an updated 3-piece bathroom with a large walk-in shower, a laundry room complete with a deep freeze, and a large storage room. Outside, you'll love the fully fenced and nicely landscaped backyard, complete with a patio area that provides a great spot to enjoy the outdoors. The single garage adds convenient parking and also includes a good-sized storage room for all those extras. With the big-ticket updates already completed and plenty of functional living space inside and out, 1825 16 St SE is a move-in-ready home you'll want to see! Average utilities: \$390/month.

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