



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1988 28 Street SE
Medicine Hat, Alberta

MLS # A2343801



\$350,000

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	Neighbourhood Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: Fridge up & down, Stoves up & down, dishwasher, hood fan, washer, dryer, window coverings, u/g Sprinklers, garage door opener w/remotes

Welcome to this exceptionally maintained open-plan bungalow with vaulted ceilings that make the main floor feel bright, airy, and inviting. Upstairs you'll find three bedrooms (one currently set up as convenient main-floor laundry) plus a large family bathroom. The bright white kitchen is a standout with an abundance of cabinetry and great flow into the living and dining spaces—perfect for everyday life and easy entertaining. Downstairs offers even more flexibility with an additional bedroom, a 2 piece washroom with room to add a shower/bath, a spacious family room, a kitchenette area, plenty of storage, and laundry hook-ups—ideal for guests, teens, hobbies, or a future suite-style setup. The single attached garage leads to a screened-in porch and a truly magical greenhouse—your new favourite spot for morning coffee or plant therapy. Outside, the backyard is beautifully landscaped and includes both a storage shed and a garden shed, plus there's front RV parking for the toys. With vinyl windows, air conditioning, and fantastic natural light throughout, this is a home that's been cared for in all the right ways—located close to all amenities in a well-established neighbourhood.