



GRASSROOTS
REALTY GROUP

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2672 12 Avenue SE
Medicine Hat, Alberta

MLS # A2344939



\$548,500

Division:	Connaught		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,451 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot, Underground Sprinklers, Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Slate, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stone

Foundation: Poured Concrete

Features: No Smoking Home, Storage, Walk-In Closet(s), Wet Bar

Water: Public

Sewer: Sewer

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: C/A, fridge, stove, B/I dishwasher, garburator, B/I microwave, washer, dryer, garage door opener & 2 remotes, hot tub, sauna, UGS'S, portable island in laundry room, garage cupboard & garage shelving, attached & free standing TV mount in primary bedroom & family room, Security system (does not work)

LOCATION! LOCATION!! Welcome to this BEAUTIFUL 1,451 SQ FT BUNGALOW WITH A STUNNING YARD BACKING ONTO THE 9TH HOLE OF THE CONNAUGHT GOLF COURSE!! Lovingly cared for and definitely NOT YOUR COOKIE-CUTTER HOME, this unique property offers 4 BEDROOMS (2+2), 3 BATHROOMS & has lots of great features! Step inside to a PROFESSIONALLY PAINTED MAIN FLOOR with spacious living room, FORMAL DINING ROOM and an impressive ENTIRE WALL OF STONE WITH A GAS-BURNING FIREPLACE!! Newer VINYL PLANK FLOORING flows through the space, while the bright kitchen features WHITE CABINETRY, TILED BACKSPLASH, a nice-sized eating area, a NEWER FRIDGE, STOVE, DISHWASHER!! The LARGE PRIMARY BEDROOM offers a fabulous WALK-IN CLOSET, 2-PIECE ENSUITE and its own PRIVATE PATIO DOOR leading directly to the MAINTENANCE-FREE ENCLOSED SUN DECK—a wonderful spot to sit back and enjoy the surroundings! The second bedroom is also a great size, and completing the main floor is a RENOVATED 4-PIECE BATHROOM (2017). Downstairs, you'll find a HUGE FAMILY ROOM WITH NEW CARPET, a WET BAR and another impressive BRICK-FACED WOOD-BURNING FIREPLACE. The basement also offers 2 MORE GOOD-SIZED BEDROOMS, A LAUNDRY ROOM, SAUNA, 3-PIECE BATHROOM and EXCELLENT STORAGE!! Outside is where this property really shines! The FULLY FENCED & BEAUTIFULLY LANDSCAPED BACKYARD OVERLOOKS THE 9TH HOLE OF THE CONNAUGHT GOLF COURSE!! Enjoy the view from the MAINTENANCE-FREE DECK WITH GAS LINE or relax on the the lower level patio. As an added bonus, there's also a HOT TUB & FIREPIT—perfect for entertaining or simply enjoying your own

backyard retreat! Parking and workspace are no problem with the 22' x 25' GARAGE WITH WORKBENCH, plus RV PARKING!! Additional upgrades include, NEW BASEMENT & UPSTAIRS OFFICE WINDOWS (2018), NEW LIGHT FIXTURES, PROFESSIONALLY PAINTED EXTERIOR STUCCO (2018) and NEWER CENTRAL A/C. AN EXCELLENT HOME, AN INCREDIBLE YARD & A FANTASTIC GOLF COURSE LOCATION — THIS ONE IS DEFINITELY WORTH A LOOK!! Call your favourite REALTOR® today :)