



GRASSROOTS
REALTY GROUP

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469 19 Street NE
Medicine Hat, Alberta

MLS # A2345479



\$299,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	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, Microwave Hood Fan, Dishwasher, C/A, Window Coverings, Dryer, U/G Sprinklers + Timer (as-is), Basement Fridge, Garage Door Opener & Control

Welcome to 469 19 Street NE, a 3-bedroom, 2.5-bathroom bungalow located in the desirable NECH area on a quiet street close to schools, shopping, parks, and the Big Marble Go Centre. Offering a functional layout and plenty of space for the whole family, this home is ready to welcome its next owners. The main floor features a spacious front living room with a cozy gas fireplace, flowing seamlessly into the generous dining area. The dining room leads into the well-appointed kitchen, offering plenty of cabinetry and storage. Down the hall, you'll find two bedrooms, including the spacious primary bedroom complete with a huge walk-in closet and convenient 2-piece ensuite, along with the main bathroom. The fully developed basement provides even more living space with a large family room featuring a wet bar area, a third bedroom, a 3-piece bathroom, and a large laundry room with a sink and ample storage. Outside, enjoy a fully fenced and landscaped backyard with a covered deck and patio area provide plenty of options for outdoor enjoyment, while the double detached garage with alley access offers excellent parking and storage. A handy shed provides additional space for all your outdoor equipment. Average utilities are \$340/month