



**GRASSROOTS**  
REALTY GROUP

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**77 9 Street NE**  
**Medicine Hat, Alberta**

**MLS # A2345543**



**\$389,500**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Northeast Crescent Heights                   |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | Bungalow                                     |               |                   |
| <b>Size:</b>     | 1,005 sq.ft.                                 | <b>Age:</b>   | 1953 (73 yrs old) |
| <b>Beds:</b>     | 3                                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached                       |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Landscaped |               |                   |

|                    |                                           |                   |      |
|--------------------|-------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                              | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters, Storage, Vinyl Windows |                   |      |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Central A/C, Washer, Dryer, Window Coverings, Garage Door Opener w/ Remote, Shed

A cheerful home with plenty to love! This well-cared-for 3 bedroom, 2 bathroom bungalow sits on a large lot directly across from the Hockey Hounds rink and swimming pool with schools, shopping and the FLC all close by. Step inside to a bright and welcoming main floor, where the living and dining areas come together in an open, comfortable space filled with natural light. The kitchen offers plenty of room to work, along with space for a small table or breakfast nook. 2 bedrooms and a 4 pc bathroom complete the main floor. Downstairs, you'll find even more living space with a cozy rec room, third bedroom, second 4 pc bathroom, laundry and storage. Outside, the detached garage and generously sized yard offer plenty of room to enjoy. The mature landscaping, established shrubs and garden areas give the yard a tucked-away, welcoming feel, with lots of character and space to make it your own. And some of the big-ticket items are already taken care of, with a newer roof, windows, furnace, reconditioned A/C and HWT. Clean, comfortable and clearly well cared for, this is a home with a lot of practical appeal in a convenient location.