



GRASSROOTS
REALTY GROUP

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1002 13 Street NE
Medicine Hat, Alberta

MLS # A2346131



\$377,500

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Underground Sprinklers, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, microwave, hoodfan, 2 washers (one works intermittingly), dryer, garage door opener & control, central a/c, u/g sprinklers w/timer (front)

Fully developed bungalow on a large corner lot with a fantastic view overlooking Medicine Hat's beautiful landscape. This home includes 5 bedrooms (3 up, 2 down) and 2 full bathrooms. Excellent layout with updated kitchen cabinets (newer appliances) and open to the dining and living room. The lower level is fully developed with large family room, 2 bedrooms, 3 pce bathroom and additional storage. Upgrades also include new triple pane vinyl windows (2022), furnace (2022), central a/c (2022), underground sprinklers, and rubber membrane roof. The tall fence gives the back/side yard tremendous privacy and the front deck is a million dollar view. A quiet neighborhood but close to schools, parks and all of the amenities you need. Contact your local neighbourhood REALTOR®; today!