



GRASSROOTS
REALTY GROUP

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**24 Wheatland Drive SE
Medicine Hat, Alberta**

MLS # A2346735



\$414,900

Division:	Southland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,192 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Recessed Lighting, Vinyl Windows		

Inclusions: fridge, stove, BI dishwasher, microwave, washer & dryer, window coverings, central AC, garage heater, garage door opener & remote, gas bbque

Welcome to this beautifully maintained 1,192 sq. ft. bungalow located in a desirable 35+ community. This inviting home features 2 bedrooms, 2 bathrooms, and a versatile office/den, perfect for working from home or enjoying your hobbies. The bright, open layout provides comfortable living space, while the heated double garage offers plenty of room for vehicles and storage. Enjoy the convenience of maintenance-free living in a peaceful, well-kept community. A five-foot crawl space provides excellent additional storage for all your extras. This is a wonderful opportunity to enjoy comfortable, low-maintenance living in a great community.