



GRASSROOTS
REALTY GROUP

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327 19 Street NE
Medicine Hat, Alberta

MLS # A2348215



\$369,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	850 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully laid-out 4-bedroom bi-level, offering the ultimate move-in-ready experience for first-time buyers or savvy investors. The bright, welcoming front living room flows seamlessly into a spacious kitchen and dining area. The main floor features two comfortable bedrooms and a full 4-piece newly renovated bathroom. Newer flooring has been installed in the main areas of the house. A newer driveway was installed recently. Downstairs, the fully finished basement expands your living space with a cozy family room, two additional bedrooms, a 3-piece bathroom, and a massive laundry/utility room with abundance of storage. Step outside to your private outdoor retreat: a massive covered rear deck perfect for summer long evenings, overlooking a sizeable backyard. Car enthusiasts and hobbyists will love the impressive 24x24 detached garage, complete with extra designated parking right beside it. With a built in man cave area. and work bench, this home is truly turn-key and waiting for its next chapter. Hot water tank was replaced in late 2022, garage shingles were replaced in 2021 and house shingles in 2019.