



GRASSROOTS
REALTY GROUP

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**2377 Ronan Place SE
Medicine Hat, Alberta**

MLS # A2351413

\$373,000

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	991 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home		

Inclusions: 2 Garage Door Openers with Remote, Sunshade on Garage, Garden Shed

This one is a Must See! If you've been looking for a NICELY UPDATED BUNGALOW with an DEEP DOUBLE GARAGE, this one is worth a look! Located in the established Crestwood neighbourhood, this well-cared-for home has had the same owner since 1972 and offers plenty to appreciate! The main floor features 3 bedrooms, a 4-piece bathroom, a comfortable living room, and a BEAUTIFULLY RENOVATED KITCHEN! Completely redone from floor to ceiling, the kitchen features new cabinetry, countertops, backsplash, fixtures, flooring, and ceilings. The home has also been freshly painted, and most windows have been upgraded to TRIPLE PANE. Other important improvements include Shingles (2023), upgraded weeping tile, rubber stone driveway/sidewalks, a frost-free exterior faucet, and recent servicing of the HE Furnace with a NEW BLOWER MOTOR AND FAN. Central air conditioning and central vacuum are added bonuses! Downstairs offers a spacious rec room, an additional room with new carpet, plenty of storage, a cold storage room, and plumbing access for a future bathroom. The laundry area has a convenient sink. The basement has seen improvements, with opportunity remaining for the next owner to add their own finishing touches. Now for one of the Best Features... the 'DEEP DOUBLE DETACHED GARAGE! Perfect for vehicles, a workshop, hobbies, or extra storage, complete with 220V power and a garage door opener. PLUS RV PARKING graveled Area with wide gate for easy access. Outside, you'll also appreciate the rubber-stone driveway, fenced yard, and garden shed. And let's not forget the LOCATION! Just a short walk to the CYPRESS CENTRE and STAMPEDE GROUNDS! Enjoy a Saturday morning stroll to the Farmers' Market during market season, or conveniently walk over for the annual chuckwagon

races, rodeos, and Stampede festivities! With many key upgrades already completed, an outstanding garage, and a great location, this home has plenty to offer! Book your showing today!