

759 17 Street NE
Medicine Hat, Alberta

MLS # A2163099



\$389,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,190 sq.ft.	Age:	1975 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad, Single Garage Attached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Shed, Garage door controller

Across the street from a beautiful park with a playground and daycare on the far corner, close to shopping, Big Marble Go centre and 5 minutes to the Medicine Hat Golf course. A great family home with large windows looking out at the park from the living and dining room, nicely laid out oak kitchen with a good size island with a breakfast bar. 3 bedrooms on upper level with a 3pc en-suite off primary bedroom. When you go to the third level it has a family room with a gas fireplace for you to relax in front of, also a fourth bedroom with a large walk-in closet, a renovated 3pc bathroom and a walkout to the back yard. Another great feature is the fenced backyard with private patio and the second garage. With upgrades over the years like a high efficiency furnace, central A/C, hot water tank, asphalt shingles and oak kitchen, This truly is a great home for a young family with lots of space to grow as well as a fantastic location, with the two garages this home should check all the boxes.