

2569 24 Street SE  
Medicine Hat, Alberta

MLS # A2165382



## \$369,000

<b>Division:</b>	Crestwood-Norwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Coverings, Central Air Conditioner, Garage Door Opener + Controls, Tv + Tv Mount, Garage Heater

This fantastic 4-bedroom/ 2-bathroom bungalow is located on a great sized lot in Crestwood and features a detached double car garage and metal roof! The main floor features updated laminate floors in the large living room which also features a large picture window. Flow into the great sized dining space that is also open to the kitchen with glass tile backsplash and newer stainless appliances. This level offers 3 bedrooms and the main updated 4-piece bathroom. Downstairs has plenty of space including a huge family room, 4th bedroom, 3-piece bathroom, a large laundry room, and storage! The backyard is fully fenced and landscaped and features a concrete patio area, lawn space, a shed, and a double detached heated garage with alley access. This home is available for immediate possession! Average utilities are \$410/month.