

109 9 Street NE
Medicine Hat, Alberta

MLS # A2166095



\$329,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	884 sq.ft.	Age:	1955 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Other, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Electric Fireplaces (x2)

Welcome to 109 9th Steet NE. Great 884 sq ft fully developed bungalow with a 24 x 26 detached garage. Centrally located in NE Crescent Heights with walkability to all Schools from grades 1-12 and just minutes from downtown amenities. Main floor has a nice open concept with tons of natural light. Newer kitchen cabinets and stainless steel appliance package. Directly of the kitchen/nook is a huge deck and private backyard. 2 nice sized bedrooms and 4 piece bath complete the main floor. The lower level features a great family room area with electric fireplace, Fantastic owners suite with walk through closet to a 4 piece ensuite. The large garage is heated and there is a paved RV parking pad. Additional updates include roof (2020) windows & doors, siding in recent years. Call today for a viewing, This one wont last long.