

**2 14 Street NW  
Medicine Hat, Alberta**

**MLS # A2216118**



# \$325,000

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Landscaped, Lawn, Low		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Asphalt/Gravel	<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:** Fridge, Stove, Dishwasher, Window Coverings(as is), Washer, Dryer, basement tv mount

Discover this one-of-a-kind California bungalow nestled in the sought-after community of NW Present Heights. Featuring a unique floor plan, this home offers 3 bright and spacious bedrooms upstairs and an additional bedroom on the lower level—perfect for guests, a home office, or growing families. The fully developed basement includes a dedicated theatre room, ideal for cozy movie nights or entertaining. With 2 full bathrooms, there’s plenty of space and convenience for daily living. Step outside into the expansive backyard that backs onto open green space—offering privacy, tranquility, and room to play or garden. The detached double car garage provides ample parking and storage. Best of all, this home is set to back onto the upcoming Big Marble Go Centre expansion, adding even more recreational value just steps from your door. Don't miss your chance to own a distinctive home in a growing and family-friendly neighborhood!