

1408 19 Street SE  
Medicine Hat, Alberta

MLS # A2239539



## \$349,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Crestwood-Norwood   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 914 sq.ft.  | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Off Street, Other, RV Access/Parking, Single Garage |               |                   |
| <b>Lot Size:</b> | 0.17 Acre   |               |                   |
| <b>Lot Feat:</b> | City Lot, Landscaped, Lawn, Reverse Pie Shaped Lot                          |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Other | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed                   | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks             |                   |      |

**Inclusions:** SHED

Welcome to 1408 19 Street SE! This well-maintained home offers 3 bedrooms, 2 full bathrooms, a single attached garage, and a double detached garage. The main floor features a bright living room with large windows, a dining area, and an updated kitchen with newer cabinetry. Two spacious bedrooms and a 3-piece bathroom complete the main level. The fully developed basement includes a large family room with a built-in fireplace and bar, a third bedroom, a second 3-piece bathroom, and a great laundry storage area. Enjoy the large, fenced backyard with ample parking and storage, including a front attached garage and a rear detached double fully finished heated garage. Located close to schools, parks, transit, and amenities. Don't miss this great opportunity—book your private showing today!