

**1573 10 Avenue NE  
Medicine Hat, Alberta**

**MLS # A2257490**



# \$398,900

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Landscaped, Pie Shaped Lot, Private, Under		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**Inclusions:** Dishwasher, 1 garage door opener w/remote, Microwave, hood fan, stove, fridge, Window Coverings, shed, gazebo, u/g sprinkler w/timer, central a/c, gas fireplace, 2 tv mounts & 2 tvs, garage door opener on single garage (does not work)

This extremely well-maintained bungalow is a rare find, offering not one but two garages on a quiet street in a mature, quiet, desirable neighborhood close to schools. Bright and welcoming, the front family room is filled with natural light from a large picture window, while the kitchen flows into the dining area featuring a lovely bay window overlooking the landscaped backyard. The main floor includes two bedrooms (one oversized) and a 4-piece bathroom, while the fully finished lower level offers a spacious living/games room, a third bedroom with 3-piece ensuite, and convenient walk-through access to the laundry room. Situated on a generously sized lot, the property boasts a massive driveway with ample space for an RV plus additional vehicles, alongside both a single garage and a heated, finished double garage. The backyard is perfect for outdoor living with plenty of room for gardens, lawn, and a patio area complete with a gazebo already prepped for a hot tub. Garages measure 16X24 and 26X26, newer shingles, HWT, and Vinyl windows. Contact your local neighbourhood REALTOR® today!