

895 16A Street NE  
Medicine Hat, Alberta

MLS # A2270077

**\$330,000**



<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Driveway, Oversized, Parking Pad, Single Garage Detach		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Greenbelt, Lawn, Low M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Post & Beam	<b>Zoning:</b>	Single family dwelling
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Window coverings

Welcome, everyone, to 895 16A Street Northeast, a meticulously maintained single-owner home that has been cherished since it was built in 1961. This charming property is filled with natural light from large windows, has vaulted ceilings, a fully fenced yard, a driveway that fits up to eight cars, newer shingles, underground sprinklers, and a brand-new garage door. It's a perfect opportunity for a new home buyer to add their personal touch and create memories in a place with so much history and charm. Come see it for yourself!