

136 14 Street NW
Medicine Hat, Alberta

MLS # A2270206



\$329,000

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,167 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage		

Inclusions: Gazebo, Ring door bell cameras and door chime, TV Mounts, Attached Garage Shelving, A/C , Out door planter, Patio stones up to dog kennel , Garage Door Opener and remote (1).

PRICED TO SELL! Discover the perfect blend of affordability, location, and key updates with this charming bungalow at 136 14th St NW. Situated in a great location in NW Crescent Heights, you are steps away from the Family Leisure Centre and local amenities, all while enjoying the rare privacy of having no back neighbors thanks to the adjoining open field. This home is truly turn-key, featuring numerous upgrades including a new front door, new rear door, and several new windows to boost energy efficiency and curb appeal. Inside, the bright main floor features beautiful hardwood flooring, a refreshed 4-piece bathroom, a very large primary bedroom, and two additional bedrooms. The updated kitchen comes complete with newer appliances. The lower level offers great family space with recent updates including a 3-piece bath already in place and extra room for additional bedrooms or recreation spaces. Completing this fantastic package is a fully fenced yard, a large 24'x16' detached garage, and plenty of extra space. Don't let this affordable opportunity slip away—call your real estate agent today and get packing!