

**747 LOKIER Avenue NW  
Medicine Hat, Alberta**

**MLS # A2279130**



# \$375,000

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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, UG SPRINKLERS & TIMERS, SMOKE HOUSE

Pride of ownership is evident in this well-maintained 1,105 sq. ft. bungalow, ideally located on a quiet street directly across from a park and within walking distance to schools. The bright kitchen, dining, and living room feature vaulted ceilings and are filled with natural light. The spacious primary bedroom offers patio doors leading to the back deck, while the main-floor laundry provides added convenience and could also function as a second main-floor bedroom. The fully developed basement includes a large family room, den, generous bedroom, and an additional laundry rough-in. Outside, enjoy a large deck stepping down to a stone patio, garden area, and shed. Car enthusiasts and hobbyists will love the impressive 18' x 38' drive-through garage with sub-panel and plumbing rough-ins, plus a newer driveway and excellent carport. Quick possession available &mdash; you won't want to miss this one! Call today to set up a viewing!