



2, 19 2 Street NE
Medicine Hat, Alberta

MLS # A2281783



\$389,900

Division:	Riverside		
Type:	Residential/Four Plex		
Style:	2 and Half Storey		
Size:	1,671 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Combination, In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Concrete, Shingle Siding, Stone, Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Gas stove top, BI Oven, BI Dishwasher, Hood Fan, Pot Filler, Garage door opener & remote, Washer/Dryer, Window Coverings, Speakers in basement, Central A/C, Built-in cabinetry,

Welcome to your very own New York Style Brownstone! This one owner home was built with luxury in mind, and every detail in this original show suite in this intimate condo development has been thoughtfully considered. The curb appeal of this gorgeous townhome might just be the best in the city. Perfectly positioned on one of the loveliest tree-lined streets, you'll love the walkability score as the Riverwalk is just steps away. Heading downtown for a night out, dinner, or a movie? It's all right there. Inside, the entrance offers a dream walk-in coat closet, high ceilings on the main floor, and a stunning kitchen where entertaining, or simply everyday living, feels effortless. Upstairs, the second floor features a luxurious primary suite and a second bedroom with its own full bathroom. The third floor is a fantastic flex space, ready for whatever you can imagine: home office, studio, lounge, or gym. The fully developed basement includes a third bedroom and a cozy media space that's perfect for movie nights. Buyers will also appreciate the in-floor heating on this level, adding to the warmth and comfort. And yes!!! there's an oversized, heated double garage that's truly easy to park in. No age restrictions. Pets are allowed with board approval. If you're looking to simplify without sacrificing style, this trendy yet timeless home is a must see!!