

**20 East Glen Court SE
Medicine Hat, Alberta**

MLS # A2215799



\$399,500

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,215 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Dry Bar, No Smoking Home, Walk-In Closet(s)		

Inclusions: C/A, fridge, stove, B/I dishwasher, B/I microwave, washer, dryer, central vac & attachments, UGS's, new UGS timer, garage door opener and 2 remotes, window coverings and blinds, garburator, cooktop & B/I dishwasher (both) on 4th level are "As Is Where Is", shed, fountain, arbour, firepit

LOCATION! LOCATION !! FANTASTIC 3 BDRM (could be 4!) 2 BATH, 4 LEVEL SPLIT WITH DETACHED 26X28 INSULATED AND HEATED GARAGE! The home is located in a great neighbourhood and only one minute to walking paths, coulees and only two minutes to the park that is also host to a skating rink in the winter! This well kept home features a spacious living room with beautiful hardwood floors and large windows to let in tons of natural light; kitchen comes with stainless steel appliances, pantry, island with eating bar, plus there is a roomy dining area.! The upper level is host to a HUGE PRIMARY BEDROOM with a 10'x8' walk-in closet! The large 3 pc bathroom features a jetted tub with a shower handle for convenience and the Jack & Jill door to the primary suite! An additional bedroom completes this level. The 3rd level has a family room with gas fireplace that has a remote control, and large dry bar (could be changed to a 4th bedroom), plus a 3 pc bath with walk-in shower. A few steps to the 4th level and there is LARGE bedroom that has a permitted legal window, laundry room and lots of storage options. The backyard is fully fenced, with underground sprinklers (New timer May 5/2025) , maintenance free deck (with gasline to BBQ) AND a patio area. Other features to the yard is an arbour, firepit and fountain! THE GARAGE HAS ADDITIONAL STORAGE IN PART OF THE ATTIC, AND IT HAS LIGHTING AS WELL! **UPDATES INCLUDE:** Mostly newer windows, Shingles in 2018, Furnace in 2014. The entire home and property is very tastefully done, move-in ready and must be seen to be appreciated, so **CALL TODAY!**