

**2180 10 Avenue NE  
Medicine Hat, Alberta**

**MLS # A2216698**



**\$349,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s)		

**Inclusions:** Window coverings, washer, dryer, attached fixtures, u/g sprinklers, garage remote and control, fridge, stove, hood fan, dishwasher, wall mount in basement, barbecue, tv in basement, garburator

Welcome to this move-in-ready family home, perfectly nestled in a quiet and highly desirable location. Situated across from a peaceful park and within walking distance to multiple schools, this property offers both tranquility and convenience. The current owner has cherished this home for over 40 years, and it shows in the exceptional care and pristine condition throughout. Positioned on a spacious corner lot, the property boasts a fully fenced yard with ample green space for outdoor enjoyment, as well as the added bonus of RV parking. From the moment you arrive, the inviting curb appeal and sunny disposition of the home set the tone for what's inside. Step through the front door and be welcomed by an abundance of natural light that fills the main living areas. The large family room flows seamlessly into a generously sized dining space—ideal for hosting family gatherings or entertaining friends. The kitchen is well-appointed with extensive cabinetry and countertop space, including room for a cozy coffee nook. Just off the dining room, you'll find a bright and charming sunroom—perfect for enjoying your morning coffee or relaxing with a book during the spring and summer months. The main floor offers three comfortable bedrooms, including a spacious primary bedroom with its own private two-piece ensuite. A beautifully finished four-piece bathroom serves the remaining bedrooms, making this level ideal for a growing family. Downstairs, the recently updated basement features fresh flooring and paint, along with an expansive recreation area complete with a bar—perfect for entertaining. A stylish stone accent wall adds character and warmth to the family room. The basement also includes a fourth bedroom, a three-piece bathroom, and a versatile den that can serve as a home office, studio, or easily be converted

into a fifth bedroom. Practicality is not overlooked, with a well-equipped laundry room that includes a sink and space for a freezer. There is even direct access from the basement to the backyard, enhancing functionality and convenience. With the perfect amount of upgrades such as mostly newer windows, paint, flooring, backsplash, and the list goes on... An attached, finished garage rounds out this impressive offering. This is a truly loved home that shows 10/10&mdash;now ready for its next lucky owners to make it their own.