

353 20 Street SE  
Medicine Hat, Alberta

MLS # A2220117



\$415,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,140 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		
Inclusions:	Shed		

From the moment you step inside, you’ll feel right at home. This beautifully updated property offers sun-filled rooms and a bright, welcoming atmosphere throughout. The main level features seamless vinyl plank flooring that flows effortlessly through the living area and into the spacious kitchen, complete with ample cupboard and counter space. Upstairs, the large primary bedroom includes both a walk-in closet and a secondary closet—formerly a 2-piece bath with existing plumbing still in place for future potential. A generous second bedroom and a 4-piece bath complete the upper level. The third level includes a 3-piece bathroom, a versatile bedroom perfect for a home office or playroom, and a cozy bonus area. The fourth level offers a laundry room and a flexible space ideal for a theatre, rec room, or even a future bedrooms. Enjoy the outdoors in the fully landscaped backyard featuring a private patio, large grassy area, shed, and a double attached garage. Significant 2024 upgrades include new triple-pane windows (with transferable 25-year warranty), new patio door, new blinds, new central A/C, fresh vinyl plank flooring on the main and upper levels (excluding bathroom), new steel downspouts, new heater in the garage, new garage man door, and more. Located within walking distance to the Big Marble Go Centre, schools, shopping, and some of the city’s best walking paths, this home truly has it all!