

**2168 20 Avenue SE  
Medicine Hat, Alberta**

**MLS # A2225037**



**\$374,900**

<b>Division:</b>	Crestwood-Norwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	968 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Paved, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters		

**Inclusions:** Fridge, Freezer, Stove, Microwave, Dishwasher, Hood Fan, Washer, Dryer, Deep Freezer in Basement, Shed, Central Vac & Attachments, Soft Top Gazebo.

Located on a quiet lot in the well established neighborhood of Crestwood/Norwood, this bright and inviting 4-bedroom, 2-bathroom home offers a functional layout and numerous updates throughout. Built in 1963 and owned by the same family for over 40 years, this home has been exceptionally well maintained and thoughtfully upgraded over time. Inside, you'll find a bright and open living space with updated laminate and vinyl plank flooring that flows throughout much of the home. The kitchen has been refreshed with granite countertops, a stylish new tile backsplash &mdash;making it both practical and attractive. Step outside and enjoy the beautiful, well-cared-for yard&mdash;perfect for relaxing, gardening, or entertaining. A soft top gazebo is included and stays with the home, adding comfort and shade for those warm summer days. Key mechanical upgrades include a new furnace (2009), central air conditioning (2015), a hot water tank (2023), and shingles that were replaced within the last 10 years&mdash;offering peace of mind and energy efficiency. With four bedrooms, a renovated main floor bathroom and flexible living spaces, the pride of ownership is evident throughout, and the home is truly move-in ready. Close to schools, parks, and everyday amenities, this is a great opportunity to own a solid, well-loved home in a sought-after area of the city.