

14 Milne Place SE Medicine Hat, Alberta

MLS # A2226900


\$434,800

Division:	Connaught		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,592 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry, Storage		

Inclusions: Fridge, gas stove, dishwasher, window coverings, washer, dryer, chest freezer, fridge downstairs, underground sprinklers, garden irrigation system, garage storage shelves, shed, lawnmower, garden beds, central a/c

This fully finished bungalow in Connaught offers a great blend of style, space, and thoughtful updates. With three bedrooms (room for more) plus a den and three full bathrooms, it's a flexible layout that works well for families or anyone looking for move-in-ready living in a great neighbourhood. The main floor was completely renovated professionally in 2019 and features a sleek, modern kitchen with stainless steel appliances (2019), quartz countertops, a newer gas stove, a pantry, and a coffee bar that flows into the dining area. The living room is spacious and bright, and there are two bedrooms on the main level, including a generous primary suite with a good-sized, 4-piece ensuite. Another beautifully renovated 4-piece bathroom completes the main floor. The attached single garage was professionally converted into a den and a dedicated main floor laundry room with a 2019 washer and dryer. The den offers flexible space—ideal for a home office, playroom, gym, or potential fourth bedroom. The finished basement adds even more living space with a large family room, one bedroom, a 3-piece bathroom, and a large storage room. You'll find lovely front landscaping, a fenced garden area, and a welcoming front deck outside. The backyard is fully fenced with garden beds, perennials, a drip irrigation system, and a 22x24 detached garage. Underground sprinklers serve both the front and back yards. Other major upgrades include R50 insulation in the attic, shingles (2021), a hot water tank (2019), a furnace and AC (2010) that have been serviced annually, main floor windows replaced in 2010, and a sump pump (5 years old). This home checks all the boxes—don't miss your chance to make it yours!