

343 14 Street NE
Medicine Hat, Alberta

MLS # A2245792



\$265,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,014 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Floor Furnace	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Wet Bar		

Inclusions: NA

This 1,014 sq.ft. bungalow is situated on a spacious lot in a quiet, established neighborhood in NE Crescent Heights. It offers 2 bedrooms on the main level and another one downstairs. Original well-maintained hardwood flooring is featured throughout the main level living room, dining area, bedrooms and hallways. The lower level offers a very large family/rec room with an electric fireplace and wet bar and an ample laundry/utility room which houses the mechanical amenities (newer furnace and hot water tank). The generous yard is fenced and grassed with underground sprinklers. A 26x24 heated detached garage is accessed through the back alleyway. This property is walking distance to numerous schools, parks and recreation facilities, and only a few blocks drive to the Northlands shopping center, the Big Marble Go Center and the Medicine Hat Golf & Country Club. All appliances - fridge, stove, dishwasher, microwave, washer/dryer and freezer - are included "as is" (all were in working order when the property was last occupied). Title insurance to be offered in lieu of an RPR and compliance certificate. A professional appraisal was conducted prior to listing and is on the kitchen counter.