

**1945 15 Avenue SE
Medicine Hat, Alberta**
MLS # A2246004

\$335,000

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	670 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Block	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: Kitchen island, laundry area cabinets, primary bedroom cabinets, shed, gazebo, A/C unit, laundry sink

Beautiful garden sanctuary. This adorable little home has so many great features, but the private back garden is second to none! With a cozy gazebo nook and lovely privacy foliage, whether you love to garden or not this backyard oasis is the perfect place to relax and unwind. Comes complete with a huge heated garage, RV parking and two additional parking spaces. Inside the home is updated with a warm and cozy feel. Three bedrooms, a den/office and 2 bathrooms give you plenty of room and storage whether you're a young family or looking to downsize. The bright and airy kitchen has a gorgeous custom made moveable island and durable quartz countertops. Once you move in you won't have to lift a finger as everything has already been upgraded. Shingles-2017, Furnace-2010, HWT-2022, newer windows, and flooring. In addition you will find an upgraded 100 amp panel, city water valve and the sewer line to the street has been professionally fitted with a fibreglass liner guaranteed to protect against tree roots. To top it off this house is located in a fantastic little Crestwood neighbourhood, close to schools, shopping, pools and parks. Don't miss your chance to view this gem!