

1702 15 Avenue SE  
Medicine Hat, Alberta

MLS # A2247446



\$412,000

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Crestwood-Norwood                                                        |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | Bungalow                                                                 |        |                   |
| Size:     | 1,111 sq.ft.                                                             | Age:   | 1956 (69 yrs old) |
| Beds:     | 4                                                                        | Baths: | 2                 |
| Garage:   | Attached Carport, Double Garage Detached, Parking Pad, RV Access/Parking |        |                   |
| Lot Size: | 0.21 Acre                                                                |        |                   |
| Lot Feat: | Back Lane, City Lot, Corner Lot, Landscaped, Underground Sprinklers      |        |                   |

|             |                                      |            |      |
|-------------|--------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas              | Water:     | -    |
| Floors:     | Carpet, Laminate, Other, Tile, Vinyl | Sewer:     | -    |
| Roof:       | Asphalt Shingle                      | Condo Fee: | -    |
| Basement:   | Finished, Full                       | LLD:       | -    |
| Exterior:   | Mixed                                | Zoning:    | R-LD |
| Foundation: | Poured Concrete                      | Utilities: | -    |
| Features:   | See Remarks                          |            |      |

**Inclusions:** SHEDS, UNDERGROUND SPRINKLERS

This well-maintained bungalow is perfectly situated in the heart of the city, offering convenient access to all amenities. Featuring four bedrooms, two bathrooms, and two full kitchens, it's a versatile home that works well for first-time buyers, families, or revenue-minded investors. Live upstairs while renting out the basement, or take advantage of the flexible layout for multi-generational living! One of the standout features is the exceptional parking and garage space, including a spacious carport that doubles as a fun and versatile summer area—perfect for relaxing or entertaining. In addition, there's an oversized 26.5 x 35.6 double detached garage/workshop off the alley, ideal for car lovers, hobbyists, or tradespeople. Did we mention the shop has sewer & water! This custom built one-owner property has too many features to list and shows pride of ownership throughout, with recent updates and thoughtful improvements over the years. The location, mature neighborhood feel, and practical setup have made this an excellent home and a consistently attractive rental property. Whether you're looking to invest, grow, or put down roots, this home offers lasting value in a great area.