

**376 20 Street NE  
Medicine Hat, Alberta**

**MLS # A2251914**



**\$449,999**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Northeast Crescent Heights                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 1,307 sq.ft.                                                            | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 5                                                                       | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, See Remarks, Street |               |                   |

|                    |                                                                                                                                                                     |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum                                                                                                                                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                                                                                     | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub, Pantry, Recessed Lighting, See Remarks, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Call Lister                                                                                                                                                         |                   |      |

This 1307 sqft home is in immaculate condition and ideally located—just steps from schools, shopping, and a park. The main floor features a spacious living room, with dining area and built in cabinetry. The kitchen comes fully equipped with fridge, stove, built-in dishwasher, microwave, under-cabinet lighting, pull-out drawers, and a pantry for extra storage. The large primary bedroom has a walk-in closet, 3 piece ensuite with jetted tub and dedicated vanity counter. Additional upstairs is another bedroom, and 4 piece main bathroom. The basement includes a large family room, with a cozy fireplace, a 4-piece bath, and 3 more bedrooms (downstairs bedroom windows may not meet egress) making it perfect for growing families or guests. Laundry is located downstairs with a laundry chute from a hall closet upstairs and a washer, dryer. Leading off the kitchen through a set of french doors is the back deck, a beautiful backyard with underground sprinklers, perennial gardens, vegetable garden area, shed and a tranquil creek-style pond. This great Bungalow also features a heated, insulated 22x22 double garage. Title Insurance will be supplied in lieu of a Real Property report and compliance. Property and unattached goods will be sold "where is as is." Call for your private viewing today, as this home will not last long.