

**856 16 Street NE
Medicine Hat, Alberta**

MLS # A2207732



\$348,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,156 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Driveway, On Street, See Remarks, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, See Remarks, Storage, Wired for Sound		

Inclusions: Outdoor Fireplace, Shed (as is), Central vac (as is)

Amazingly Located in a quiet area of NE Crescent Heights, near schools and parks, backing onto a private GREEN SPACE. 856 16th Street boasts a BEAUTIFULLY RENOVATED kitchen from TBC and is a LARGE LOT property of 7150sq ft! The large backyard had new sod laid last year, has a newer fence and double swinging gate in the back alley to allow for RV parking. There is a large concrete patio area and a neat outdoor brick fireplace that creates a relaxing outdoor environment. A Single car attached garage is connected by a good sized mud room, with a second exterior entrance for daily convenience. Adding to the beauty of the neighbourhood is the tree lined green strip on the opposite side of the street. This creates plenty of space for parking in addition to the double parking pad up front. A huge highlight of the home is the CLASSY KITCHEN with walnut wood tones and faux black marble counter tops. There is plenty of well designed storage in the awesome kitchen, with upper cabinets extending to the ceiling, a built-in pantry and other features like the lazy susan, thoughtfully located drawers, and cookie sheet storage. The grey subway tile stands out with the undercabinet lighting and the high quality MATAG appliances top it all off, making this the perfect foundation for your culinary dreams to unfold. But beyond that, you get to enjoy looking out the updated vinyl window and sliding glass doors of the kitchen and dining room, to the serene green space behind the home! The home is south facing allowing for plenty of natural light to fill the home. Featuring 3 bedrooms on the main floor, a full bathroom and another full bathroom downstairs. The Rec Room has built-in wiring for surround sound and the family room is a big wide open space. The laundry room/utility room is large with room for extra storage and a laundry sink compliments the nice LG washer

and dryer on pedestals. HE Furnace and Central AC are newer within the last 3 years, and Hot water tank from 2016. Pot lights have been added in various parts of the home and other updated lighting. With all these high value items and fresh paint throughout most of the home, it makes this property the perfect place for someone that wants to move in and enjoy! Don't wait, book your showing today!