

**2169 20 Avenue SE
Medicine Hat, Alberta****MLS # A2209265****\$299,900**

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	1963 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Driveway, Garage Faces Rear		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: All appliances "as-is", window coverings, garage opener & control

Nestled in the heart of Crestwood, this well-built bungalow offers the perfect blend of charm, functionality, and modern updates-all in a prime location close to every amenity. From the moment you arrive, you'll be impressed by the home's excellent curb appeal, enhanced by a newer front deck and attractive landscaping. Step inside to a warm and inviting main floor that features a spacious living room filled with natural sunlight, seamlessly open to the dining area and kitchen. The kitchen/dining room offers direct access to a huge covered back deck-an ideal space for hosting summer barbecues or simply enjoying the quiet evenings outdoors. This home has seen numerous upgrades, including a newer air conditioner, furnace, washer and dryer and a beautifully renovated 4 pc bthrm. The main level hosts two comfortable bedrooms, with the primary suite boasting a massive walk-in closet complete with built-in drawers for added convenience. The basement is partially finished and brimming with potential, already roughed-in for a bathroom and offering ample space to develop an additional bedroom and family room to suit your needs. Outside, the fully fenced and landscaped backyard provides a wonderful outdoor space while the 18x26 detached garage offers plenty of room for parking and storage. With immediate possession available, this charming bungalow is move-in ready and waiting to welcome its new owners.