

1307 27 Street SE
Medicine Hat, Alberta

MLS # A2211683



\$324,500

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,111 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Refrigerator, Stove, Microwave, Central Air Conditioner, Window Coverings, Dishwasher, Trash Compactor, Deep Freeze in Basement, Garage Control and Opener

Welcome to this charming 4-bedroom, 2-bathroom brick bungalow in the highly desirable Norwood neighbourhood – just minutes from all the amenities you need. With 1,111 sq ft of comfortable living space, this home offers a great blend of updates and classic charm. Step inside to find a bright, welcoming main floor featuring a spacious kitchen with plenty of white cabinetry, stainless steel appliances, and a generous dining area. The large living room is perfect for relaxing or entertaining, and on this floor, you will also find two good-sized bedrooms and a full 5-piece bathroom. The laundry area is a convenient bonus on the main level, complete with a laundry sink. Updates include fresh paint and new windows as of June 2017. Downstairs, the fully finished basement adds even more space with two additional bedrooms (note: windows will need to be updated to meet egress standards), a huge family room with loads of potential for a games or media area, and plenty of storage. Outside, enjoy a fully fenced backyard, an attached single garage with direct access to the home, and a carport for extra parking. Additional features include a central A/C, two furnaces (2018 & 1992), and a newer hot water tank. The seller will complete the back fence with a 5 ft wood fence in spring 2025. Don't miss out – contact your Realtor today to book your private tour! Average Utilities are \$360/month.