

**1260 Division Avenue NW
Medicine Hat, Alberta**

MLS # A2244544



\$299,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	954 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Off Street, RV Access/P		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Bar, Laminate Counters, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Stove, fridge, washer, dryer, window coverings, bar fridge

Beautifully maintained 3-bedroom, 2-bathroom home offering excellent value at \$299,900. Situated on a large lot with great curb appeal, this property features recent updates including flooring, paint, lighting, bath fixtures, HWT and new shingles. The fully developed basement adds extra living space with a family room, stylish bathroom, bedroom and a flex room that could easily be converted into a 4th bedroom. Off-street parking includes a driveway to a single garage, plus extra space for an RV or future garage development. The yard is immaculate, showing true pride of ownership. Located near Crescent Heights High School, shopping, and recreation. A move-in-ready home in a desirable location—book your showing today!