

\$342,000 - 759 Lokier Avenue Nw, Medicine Hat

MLS® #A2129370

\$342,000

4 Bedroom, 2.00 Bathroom, 1,334 sqft

Residential on 0.15 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Welcome to this inviting bungalow, featuring beautiful hardwood floors and a cozy sunken living room with a stunning wood-burning stone fireplace, perfect for gathering with loved ones. The expansive dining area offers ample space for entertaining, complemented by a functional kitchen featuring abundant counter space and cupboards. Additionally, the adjacent flex room awaits transformation into a walk-through butler's pantry with the addition of cabinets, enhancing both convenience and storage. Upstairs, three bedrooms provide versatile living arrangements, with one currently serving as an office. An updated full bathroom with an air tub completes the upper level. Venture downstairs to discover the spacious family room, which exudes fun retro vibes and offers plenty of space for relaxation or recreation to be enjoyed as is or modernized to your preference. The basement is completed by a generously sized bedroom, a 3-piece bath, a laundry room, and a versatile storage/workshop area. Situated across from green space and just one block from the McCutcheon walking paths with great city views, outdoor enthusiasts will appreciate the proximity to nature. Outside, a large yard beckons with a deck and garden, providing a serene oasis for outdoor enjoyment. Completing this property is a single detached garage, offering convenient parking and storage solutions. Well maintained with many upgrades over the years plus there is enough



extra hardwood flooring to complete the entryway if desired. Don't miss the opportunity to make this charming bungalow your new home, combining comfort, functionality, and a desirable location. Schedule your viewing today!

Built in 1965

Essential Information

MLS® #	A2129370
Price	\$342,000
Sold Price	\$342,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,334
Acres	0.15
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	759 Lokier Avenue Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A7A6

Amenities

Parking Spaces	3
Parking	Alley Access, Concrete Driveway, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub,
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	Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Garden
Roof	Asphalt Shingle, Tar/Gravel
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	May 9th, 2024
Date Sold	July 2nd, 2024
Days on Market	54
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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