



**70 Morrow Court NW  
Medicine Hat, Alberta**

**MLS # A2304235**



**\$339,900**

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to this 1137 sq. ft. bungalow ideally located in a fantastic Crescent Heights court, offering a quiet, low-traffic setting with a beautiful greenspace/park right out front and a nearby school playground—an excellent location for families or anyone who values peace and convenience. This home has been extremely well cared for and is impressively clean, making it a standout option for buyers looking for a move-in-ready property with long-term value. From the moment you arrive, the attractive brick exterior provides timeless curb appeal and a sense of durability. Inside, the main level offers a bright and functional layout designed for comfortable everyday living. The spacious living room is highlighted by a large bay window that floods the space with natural light, creating a warm and inviting atmosphere. The bright kitchen offers great workspace and flows seamlessly into a generous dining area, perfect for hosting family dinners or entertaining guests. This level also features 3 well-sized bedrooms and an updated 4-piece bathroom complete with a large vanity, offering plenty of storage and a clean, modern feel. The layout is both practical and family-friendly, with everything you need conveniently located on the main floor. The fully finished lower level adds even more versatility, featuring a huge family room that can easily accommodate a home theatre, games area, or additional living space. There is also a 4th bedroom, a 3-piece bathroom, a spacious storage/craft room, and a laundry area, providing plenty of room for hobbies, organization, or guests. Outside, the property continues to impress. Both the front and backyard are equipped with underground irrigation. The backyard offers a great mix of space for relaxing, gardening, or entertaining, while the 22x24 detached garage and large paved parking area provide excellent functionality for

vehicles, RV parking, or additional storage. There is also paved parking out front, ensuring convenience for both homeowners and visitors. With its prime location, close proximity to parks, schools, and green space, and its clean, well-maintained condition, this home offers an outstanding opportunity at an affordable price point. Whether you're a first-time buyer, growing family, or investor, this Crescent Heights property checks all the boxes for comfort, practicality, and value. Don't miss your chance to call this wonderful home your own