



**10 Craig Road SE  
Medicine Hat, Alberta**

**MLS # A2304809**



**\$239,800**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,006 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Floors:** Other

**Roof:** Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** Central a/c, Fridge, Stove, hood fan, washer & dryer, shed

A well maintained half duplex offering comfort, functionality, and a fantastic location backing onto a peaceful park. This 1,006 sq. ft. home features a bright and inviting main floor with modern paint, updated click flooring, and a functional kitchen and dining area complete with fridge, stove, and hood fan. You’ll also find two spacious bedrooms, a 4-piece bathroom, convenient main floor laundry with washer, dryer, and sink, plus ample storage including a broom and linen closet. The fully developed basement expands your living space with a large rec room, two additional bedrooms (windows do not meet current egress requirements), a modern 3-piece bathroom, and plenty of storage throughout. Additional highlights include central air conditioning, two newer toilets, a hot water tank (approximately 5 years old) Outside, enjoy a fully fenced yard with two sheds, RV parking, and a front concrete parking pad. The stucco exterior adds durability and curb appeal, while the park behind provides an added green space to enjoy. This is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a solid property in a great location.