



**161 Burns Crescent NW
Medicine Hat, Alberta**

MLS # A2305536



\$299,000

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,074 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating: Fireplace(s), Forced Air

Floors: Hardwood

Roof: Rubber

Basement: Partial

Exterior: Brick

Foundation: Poured Concrete

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Shed Piano

Welcome to this uniquely designed 3-bedroom bungalow, where architectural character meets a functional, modern floor plan. Tucked away in a quiet, family-oriented neighborhood, this home offers a refreshing, unique split-level design. The main floor boasts a spacious living room with large windows, inviting an abundance of natural light. A short set of stairs leads to three well-appointed bedrooms. Being raised from the kitchen and living areas, these rooms offer enhanced privacy and a peaceful retreat. The half-basement is the "hidden gem" of this property, offering more than just utility, with its existing footprint, this space is easily convertible into a fourth bedroom, perfect for guests, a teenager's den, or a quiet home office. A dedicated laundry area ensures chores stay out of sight and mind and uniquely designed with a large storage area extending under the rest of the house, you'll never run out of room for seasonal decor, sports equipment, or hobby supplies. Outside you will find a fully fenced yard with a new "no maintenance" fence and a detached Single Garage, providing secure parking or a perfect space for a workshop. Enjoy the serenity of a quiet street while being minutes away from schools and shopping. Whether you're looking for a move-in-ready family home or a property with the potential to add value by finishing the fourth bedroom, this bungalow is a rare find in a sought-after pocket of the city.