



**9 Cobb Road SE
Medicine Hat, Alberta**

MLS # A2305557



\$494,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,415 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings, Garage Remotes (2), Washer, Dryer, UGS, Shed, Alarm System (No Contract), Hot Tub (AS IS), Central Vac + Attachment (AS IS), Mini Fridge in Bar (AS IS)

Welcome to a home that truly stands out for families looking for space, comfort, and a layout that works for everyday life. With beautiful curb appeal, this charming property features a timeless brick exterior, mature landscaping and a spacious driveway. Inside, you will find 2,415 SqFt of well-designed living space with two generous main floor living areas, a formal dining room, and a bright everyday dining space connected to the kitchen. The sunken family room is warm and inviting, highlighted by a cozy wood-burning fireplace and direct access to the backyard. This level also offers a convenient 2-piece bathroom, large laundry room, and access to the heated attached garage. Upstairs is a rare and highly sought-after feature for families: 4 bedrooms all on one level. The spacious primary suite includes a walk-in closet and private 3-piece ensuite, while a full 4-piece bathroom serves the additional bedrooms. The lower level offers excellent extra living space with high ceilings, making it ideal for a theatre room, games area, home gym, or playroom. There is also an abundance of storage throughout, including a practical cold room in the basement. Outside, enjoy a private patio area within the fully fenced and landscaped yard, perfect for summer evenings, kids, or pets. Recent updates include new furnaces in 2025 and almost all new windows. Located in a quiet, family-friendly area close to schools, parks, and everyday amenities, this move-in ready home offers the size, warmth, and functionality families are always searching for.