



**375 18 Street NE
Medicine Hat, Alberta**

MLS # A2305760



\$334,800

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	930 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Primary Downstairs		

Inclusions: A/C, Fridge, Stove, Dishwasher, microwave, hood fan, Window covering, Washer & Dryer, shed & firepit, garage door (no opener)

Welcome to this well-maintained 930 sq. ft. bi-level home, perfectly located in the sought-after community of Crescent Heights, backing onto a beautiful park and just minutes from schools and shopping. The upper level features a bright and functional layout with two spacious bedrooms and a 4-piece bathroom. Downstairs, you’ll find a private primary retreat complete with a 3-piece ensuite ideal for added comfort and separation. Step outside to enjoy the fully fenced backyard, featuring a fire pit, storage shed, and plenty of space to relax or entertain. The 14x24 detached garage offers ample parking and storage. This home shows beautifully and is truly a pleasure to view!