



**476 18 Street NE
Medicine Hat, Alberta**

MLS # A2309266



\$459,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,196 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Double Garage Detached, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this newly renovated home offering 4 bedrooms, 2 bathrooms, a separate entrance, and plenty of parking! Step inside to vinyl plank flooring, fresh paint, and bright pot lights across the home. The living space features large windows that let in plenty of natural light and opens up nicely to the dining area and kitchen, creating a bright and inviting layout. The main floor offers 2 good-sized bedrooms including the primary bedroom, along with a 4-piece bathroom to complete the level. Downstairs features a separate entrance, second kitchen, and additional living area, making it great for extended family or added flexibility. You will also find 2 more good-sized bedrooms and a 3-piece bathroom downstairs. Outside, enjoy the huge yard and front deck, perfect for relaxing or entertaining. Plenty of parking is available with the extended carport out front and double detached garage out back. Conveniently located close to schools, shopping, parks, public transportation, and more. Call your favourite agent for a showing today!