



GRASSROOTS
REALTY GROUP

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**160 South Ridge Crescent SW
Medicine Hat, Alberta**

MLS # A2311262



\$324,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Aluminum Siding , Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge, stove, dishwasher, range hood, central a/c

Tastefully updated and move-in ready, this charming 3 bedroom, 1.5 bathroom home is ideally situated on a quiet crescent with a playground just across the street. The bright and functional main floor features an inviting living room, spacious dining area, updated kitchen complete with stainless steel appliances and quartz countertops, plus a convenient 2pc bathroom. Upstairs offers 3 comfortable bedrooms and a beautifully finished 4pc bathroom. The fully developed basement provides the perfect space for movie nights, games, or additional family recreation. Outside, enjoy the fully fenced and landscaped yard ideal for kids, pets, or entertaining. Centrally located close to walking trails, schools, shopping, the Trans-Canada Highway, and Medicine Hat College, this home combines comfort, style, and convenience in a desirable family-friendly location.