



**166 Mitchell Crescent NW  
Medicine Hat, Alberta**

**MLS # A2311725**



**\$349,000**

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

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

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Microwave Stand, C/A, Washer, Dryer, Garage Door Opener & Remote, Window Coverings

Welcome to 166 Mitchell Crescent NW — a beautifully updated bungalow tucked away on a quiet NWCH crescent, situated on a large lot with an incredible backyard designed for families, pets, and entertaining. The main floor features stylish vinyl plank flooring throughout, fresh paint, and a bright, functional layout. The spacious living room offers plenty of room for all your furniture and is filled with natural light from the oversized front window. Flowing seamlessly into the dining area, this space is ideal for both everyday living and hosting family and friends. The updated kitchen is complete with new stainless steel appliances, ample cabinetry, and plenty of workspace for cooking and storage. Two spacious bedrooms and a well-appointed 4-piece bathroom complete the main level. Downstairs, the fully finished basement provides even more functional living space with a large rec room, two additional bedrooms, a 3-piece bathroom, and a dedicated laundry area — offering flexibility for a growing family, guests, or a home office setup. Step outside and enjoy the massive, fully fenced and landscaped backyard — truly one of this home’s standout features. With a large concrete patio, mature trees, tons of green space, and an adorable kids’ playhouse, this outdoor space is perfect for relaxing, entertaining, or letting kids and pets run and play. A single detached garage adds additional convenience and storage. Located close to parks, schools, and amenities in a quiet, family-friendly neighbourhood, this move-in-ready home offers exceptional value both inside and out. Average utilities are approximately \$375/month.