



2121 Hull Way NE
Medicine Hat, Alberta

MLS # A2312782



\$425,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,024 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Reverse Pie Sh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, All window coverings, Garage door opener & 2 remotes, Central Air conditioner, Underground sprinklers, Lots of perennial plants.

This exceptional fully developed 4 level split style homes features 2+2 bedrooms, 2 full bathrooms and boasts a meticulously maintained landscaped yard, positioned on an expansive reverse pie shaped lot. The main level offers an inviting large front entranceway, vaulted ceilings, living room, kitchen and dining room, with patio doors leading to the fabulous deck (with newer composite boards and railing). Level Two has 2 good sized bedrooms and 4 piece bathroom. Level Three gives you access to the garage, laundry room (with sink) and 2 additional bedrooms. Level Four has a fabulous family room with wet bar and another 4 piece bathroom, which has a lovely soaker tub! This home is fully fenced for your kids and pets, has underground sprinklers, landscaped lawn and many established perennial plants! The Shingles, Furnace and All Windows were replaced in the past 7 years. The Central Air Conditioner was replaced 2 years ago. New vinyl plank flooring on main level, and new carpet on 2nd level. Also new front door & screen door. With a double attached garage, RV parking, alley access and being located close to Schools, Co-op Shopping Centre, Leisure Centre, Walking/Biking trails, this home has plenty to offer and is sure to please. Make an appointment to view this lovely home today!