



**1252 Crockford Crescent NW
Medicine Hat, Alberta**

MLS # A2313664



\$375,000

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1972 (54 yrs old)
Beds:	6	Baths:	2
Garage:	Additional Parking, Alley Access, Attached Carport, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Pantry, Vinyl Windows		

Inclusions: Fridge, Stove, Hood fan, dishwasher, washer, dryer, depp freeze, workbench, central air conditioner, u/g sprinklers, window coverings, shed, greenhouse

Move-in ready and loaded with updates, this brick bungalow in NWCH is the kind of home you'll want to see before someone else snaps it up. You'll love the parking and garage setup with an attached carport, off-street parking, and a detached double heated garage—plus a fully fenced yard. Conveniently located close to schools, parks, and shopping. Inside, the list of upgrades is long: brand new windows and exterior doors, fresh paint throughout, updated lighting, and new vinyl plank flooring on the main level and most of the basement. Vaulted ceilings add a bright, open feel, and the kitchen/dining area offers wall-to-wall cupboard space complete with a buffet and cabinet, plus an appliance package to get you started. The main bathroom is a standout with gorgeous tile work, and the main floor layout includes three bedrooms. Downstairs, there's room to grow with potential for up to four bedrooms (one space most recently used as a family room), a basement bathroom with a large walk-in shower, and an impressive amount of storage throughout. Add in an updated furnace and central air conditioning, and you've got comfort and peace of mind year-round. So many updates, so much value—get in before it's gone!