



**794 Black Boulevard NW
Medicine Hat, Alberta**

MLS # A2314804



\$329,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	858 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	1
Garage:	RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air

Floors: Carpet, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R LD

Utilities: -

Inclusions: N/A

Welcome to this spacious and well-maintained bungalow nestled on a quiet crescent in the highly desirable Crescent Heights neighbourhood. Offering thoughtful updates this functional floor plan is perfect for families, first-time buyers, or investors seeking revenue properties. The bright and inviting main floor features a practical layout with an updated kitchen showcasing newer cabinetry, countertops, and window upgrades. Three comfortable bedrooms and a full 4-piece bathroom complete the main level, while a mix of vinyl plank, carpet, and lino flooring adds both style and durability throughout. Downstairs the fully developed basement provides additional living space with a large family room, two more bedrooms, a 3-piece bathroom, and a dedicated laundry area complete with washer and dryer. Situated on a generous 55' x 99' lot, the property offers a single driveway with room for two vehicles or RV parking plus ample street parking. Enjoy the convenience of being close to schools, parks, walking paths, shopping, and everyday amenities, all while enjoying the peace and privacy of a quiet crescent location. Call to view this property. More pictures to come.