



GRASSROOTS
REALTY GROUP

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**53 Collins Crescent SE
Medicine Hat, Alberta**

MLS # A2316270



\$429,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,249 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters		

Inclusions: Fridge, Stove, Dishwasher, Window Coverings, Shed, Garage Door Remote, Central Air Conditioner

The very definition of move-in ready! This freshly updated home has new flooring on the main floor, a kitchen refresh and a brand new A/C. The house has been freshly painted and is ready for you to move in and make it your home! With 5 bedrooms, 2 baths and 3 spacious living spaces, this home has all the room you need for whatever life brings your way! Outside is a large deck, beautiful fenced yard and a large detached garage with pull through doors. Plenty of room for parking your toys with a long driveway and RV parking in the backyard. If all of this wasn't enough, you also get the privacy of no neighbours behind you. Directly behind this property is the Leinweber Park with disc golf course and beyond that is the Stampede and Exhibition. Close to shopping, schools and everything you need, this house is the one you've been waiting for! Take a closer look today!!