



**341 Cornell Crescent SW
Medicine Hat, Alberta**

MLS # A2319713



\$225,000

Division:	SW Hill		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,423 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	R-LD
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: 2 Sheds, 4 dining chairs on low island, wardrobe in sewing room.

Welcome to 341 Cornell Crescent SE, a spacious and well maintained 1,408 sq. ft. double wide home nestled in a quiet cul de sac location and offering the rare opportunity to own both the home and the lot with no monthly lot fees. Featuring 3 bedrooms and 2 full bathrooms, this home boasts a bright open concept layout with generous living spaces and an abundance of storage throughout. The large primary bedroom serves as a private retreat with a walk in closet and ensuite complete with a relaxing soaker tub and separate shower. The thoughtful floor plan provides plenty of room for families, entertaining, or simply enjoying day to day life. Updated vinyl and laminate flooring run throughout much of the home, while the attached storage room and two additional storage sheds offer exceptional space for tools, seasonal items, and hobbies. Step outside and enjoy the newer front deck, the perfect place to relax and take in the peaceful surroundings. The low maintenance yard has been designed for convenience with a concrete parking pad, packed gravel parking area, and ample room for multiple vehicles, an RV, trailer, or recreational toys. Major updates completed in 2021 include shingles, hot water tank, heat tape, soffit, fascia, and eavestroughs, providing added value and peace of mind for the next owner. Affordable home ownership is becoming increasingly difficult to find, especially when you can own the land as well. Combining a spacious floor plan, excellent storage, ample parking, a quiet cul de sac setting, and the benefit of no monthly lot fees, this property offers outstanding value and is ready for its next chapter.