



**2 Hunter Court NE  
Medicine Hat, Alberta**

**MLS # A2320922**



**\$499,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Fridge , Stove , Dishwasher, Washer + Dryer , Window Coverings , Garage Door Opener + Remote , Stereo + Speakers (Garage) , Home Theater + Speakers (Family Room) , Green Umbrella (Lower Deck) , Filing Cabinet (Storage Room) , Storage Bin for Outdoor Cushions (outside) , water fountains x2 , shed.

Welcome to this meticulously cared for bungalow perched on a corner lot in a great Northeast Crescent Heights location. As soon as you pull up to the front drive, the pride of ownership is evident with beautiful flower beds and a well maintained yard. The care doesn't stop when you enter the home. The house has had plenty of upgrades, both major and cosmetic, including an updated furnace + A/C , roof , fresh paint + vinyl flooring , new deck w/ duradeck + new railings and stainless steel appliances all in the last 5 years. The home has an inviting layout with tons of natural light. You'll appreciate the space in the primary suite, including a nice walk-in closet and ensuite with a tub. All the bedrooms (2 up + 2 down) are a really great size. The living areas on the main floor and the basement are inviting and open , allowing you to design and play with the space how you see fit. The double attached garage has a new epoxy floor and is so clean you could eat off of it. Out the backyard you'll love the two-tiered deck , grass area and abundance of well-cared for flower beds! This home is the perfect example of pride of ownership, and you can see the love these sellers have had for their house over the past 20+ years. Move-in ready without a sweat, come check out 2 Hunter Court NE in Medicine Hat today!