



449 20 Street NE
Medicine Hat, Alberta

MLS # A2321169



\$335,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	820 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

Affordable opportunity in Crescent Heights! This 3-bedroom, 2-bathroom bi-level offers a practical layout, a developed basement, and an excellent location close to schools, parks, and many other everyday amenities. The bi-level design allows for added natural light in the lower level, creating a more inviting basement space than many traditional layouts. Outside, you'll appreciate the south-facing covered deck, perfect for enjoying your morning coffee or relaxing in the evening. Parking is another standout feature with a heated single detached garage, plus a long driveway that accommodates two additional vehicles. Additional highlights include vinyl windows and a functional floor plan that offers plenty of potential for a first-time buyer, investor, or anyone looking to build equity over time. Offered at an affordable price point of \$335,000, this is a great opportunity to get into the desirable Crescent Heights neighbourhood.