



**73 Mitchell Crescent NW  
Medicine Hat, Alberta**

**MLS # A2321219**



**\$270,000**

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	893 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2nd Fridge, Shed

Welcome to this affordable bungalow perfectly positioned across from a large park and greenspace, offering beautiful views and a fantastic central location. Whether you're a first-time buyer, investor, or someone looking for a home with great potential, this property is priced to sell and presents an excellent opportunity to build equity while making it your own. The main level features a bright and inviting living room with a large picture window overlooking the expansive park across the street, creating a peaceful setting and allowing plenty of natural light to pour in. The home also offers a dedicated dining area and a functional kitchen complete with a full appliance package, including two refrigerators, providing plenty of convenience and storage. Two comfortable bedrooms with beautiful hardwood flooring and a 4-piece bathroom complete the main floor. Downstairs, you'll find even more living space with a spacious family room highlighted by a fireplace feature wall and custom built-in storage, creating a cozy gathering space for family and friends. The lower level also includes a third bedroom, a 3-piece bathroom, and a large storage room that could easily be transformed into a home office, hobby room or additional flex room to suit your needs. A generous laundry room adds even more functionality and storage options. Outside, the property continues to offer excellent value with a double detached garage featuring a newer overhead door and opener, along with a full-depth driveway that provides ample additional parking for vehicles, RVs, or guests. Being directly across from a large park gives you immediate access to green space, room for the kids to play, and a wonderful sense of openness that is hard to find at this price point. Combined with its central location and proximity to amenities, schools, and services, this is a property that offers both convenience and lifestyle.