



GRASSROOTS

REALTY GROUP

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18 Rideau Crescent SE
Medicine Hat, Alberta

MLS # A2324270



\$549,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: fridge, gas stove, hood fan, dishwasher, washer, dryer, central AC, garage door opener & remote, window coverings, UGS

Welcome to this beautifully updated, spacious 2,110 square foot, two-story home with three bedrooms and three bathrooms. This home features a fully finished basement, a double attached garage, and a newer single detached garage. Nestled in a quiet, private crescent, it boasts a gorgeous covered patio and a stunning, private backyard. The home is updated throughout, including a new roof, fresh paint, newer flooring in some areas, plus a newer furnace and air conditioning. Don't miss this move-in-ready gem!