



**73 Clark Crescent SE
Medicine Hat, Alberta**

MLS # A2324795



\$385,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,172 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, No Smoking Home		

Inclusions: N/A

Tucked away on a quiet street close to all amenities, this 4 bedroom, 3 bathroom 4-level split is the kind of home that feels like it's been quietly taking care of its people for years—and now it's ready for the next chapter. Step inside and you'll notice the refresh right away. The main floor offers wide plank flooring, a huge front closet (because real life comes with real coats and real bags), and a renovated kitchen that's both polished and practical with granite countertops and a stylish backsplash—perfect for everything from rushed weekday breakfasts to slow Sunday coffee. Upstairs, you'll find two bedrooms, a full family bathroom, and a spacious primary bedroom with double closets and its own 3-piece ensuite—your own little reset button at the end of the day. The lower level is bright and welcoming with large windows, newer carpet, an updated bathroom, and a flexible bedroom/office space that works whether you're hosting guests, working from home, or carving out a quiet hobby room. The rec room has also been refreshed with newer carpet and paint, creating a cozy spot for movie nights, games, or just spreading out. And then there's the backyard—because this one isn't just "big," it's the kind of yard people talk about. Set on a huge pie-shaped lot, the outdoor space is built for memory-making: a pond with a deck overlooking it (complete with bench seating), a covered back veranda for shade and shelter, a firepit for evening hangs, plus a shed for all the extras. Add in the 24 x 26 double detached garage and you've got room for vehicles, tools, toys, and projects. Major updates include furnace, hot water tank, and electrical panel (2025). A home with space, style, and a backyard that feels like your own private retreat—come see what life could look like here.