



GRASSROOTS
REALTY GROUP

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**1163 Bassett Crescent NW
Medicine Hat, Alberta**

MLS # A2325690



\$309,800

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,154 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	1
Garage:	Carport		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Other, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: 1000+ sqft As per Seller of the same carpet in the bedrooms in the crawl space

Welcome home to 1163 Bassett Crescent NW! Nestled on a quiet, beautiful crescent just steps away from a beautiful local park, this amazing 3-level split is the ultimate family haven. From the moment you step inside, you will love the bright, open spaces flooded with natural light and the inviting feel of fresh paint accents that make the home feel beautifully updated. **HIGHLIGHTS YOU WILL LOVE:** Bright & Open: Sun-drenched main living spaces with a seamless, welcoming flow. Move-In Ready Vibes: Freshly painted spaces bring a clean, modern aesthetic to the home. Family Approved: 3 comfortable bedrooms up, plus a fantastic lower-level family room perfect for movie nights or kids' playtime. Carport & Storage: Keep your vehicle protected from the elements, with excellent potential to convert to an attached garage down the road (with City approval; buyer to confirm). Massive Backyard Oasis: Complete with mature, producing fruit trees and an abundance of space offering the perfect footprint to build a future rear detached garage (with City approval; buyer to confirm). Unbeatable Medicine Hat location, and endless future potential for a growing family—schedule your tour today and fall in love!