



GRASSROOTS
REALTY GROUP

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

MLS # A2327794



\$409,000

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Double Garage Detached, Drive Through, Off Street, RV Access		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Solar Tube(s), Tankless Hot Water, Vinyl Windows		

Inclusions: FRIDGE (X3), STOVE, DISHWASHER, OTR MICROWAVE, WASHER & DRYER, BLINDS & DRAPERY RODS ONLY, TV MOUNTS (X2), CENTRAL A/C, U/G SPRINKLERS, SHED, GARAGE DOOR OPENERS & REMOTES, EXTERIOR BLINK SECURITY CAMERAS & DOORBELL, METAL WORKBENCH W/GRINDER IN SHED

Welcome to this beautifully maintained bungalow in the highly desirable Northwest Crescent Heights neighborhood! Nestled on a quiet, friendly crescent, this move-in-ready home perfectly blends modern updates with a relaxed, functional lifestyle. The bright main floor boasts stylish vinyl plank flooring, two spacious bedrooms, a full bathroom, and ultra-convenient main-floor laundry. At the heart of the home is the beautifully updated kitchen, complete with crisp white cabinetry, a modern backsplash, a full appliance package, and a pantry cupboard for extra storage. Downstairs, the fully finished basement expands your living space into an entertainer's dream, featuring a massive family and games room, an additional bedroom, a 3-piece bathroom, and a versatile den with an egress window that is perfect for overnight guests or a quiet hobby room. Enjoy complete peace of mind knowing all major home systems have been updated, including the windows, plumbing, electrical, mechanical systems, and the roof. Your living space extends outdoors to a massive, beautifully landscaped, and fully fenced backyard. Equipped with underground sprinklers and a vibrant garden area, it is the perfect private oasis for summer barbecues, gardening enthusiasts, and weekend relaxation. The property is completed by unique double tandem drive-through garage that easily accommodates two vehicles with plenty of remaining room for a workshop or storage plus a carport and generous sized front driveway that can accommodate an RV. Located just minutes from local parks, schools, and walking trails, this Northwest Crescent Heights gem truly offers the perfect blend of community, comfort, and convenience! (Some photos have been virtually staged)