



**11 Taylor Crescent SE  
Medicine Hat, Alberta**

**MLS # A2327848**



**\$609,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,024 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, gazebo, water softner (as-is), garage door opener & remote, blinds on the deck, shed, tv wall mounts, cabinet in dining room, cabinet in bathroom downstairs

Pride of ownership is evident throughout this beautifully maintained 1.5 storey, fully developed home offering 4 bedrooms and 4 bathrooms. Thoughtfully updated over the years, this property features triple-pane windows on the top two levels, main floor laundry, and exceptional living space ideal for both everyday comfort and entertaining. The main floor welcomes you with a bright kitchen, spacious dining area, inviting living room with a wood-burning fireplace, cozy family room, convenient 2-piece bathroom, and laundry. Upstairs, you'll find a generous primary bedroom complete with a walk-in closet and 3-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The fully developed basement adds even more living space with a family room featuring a gas fireplace, an additional bedroom, and a versatile office or flex area. Outside, the backyard is truly a retreat—complete with a gazebo, covered deck, and plenty of room to relax, entertain, and make lasting memories. Ideally located in an amazing area close to schools, shopping, and walking paths, this home also features a double attached heated garage. A wonderful opportunity to own a well-cared-for home with space, comfort, and charm—this one is a must-see.