



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**168 Hunt Crescent NE
Medicine Hat, Alberta**

MLS # A2331003



\$479,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,065 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, hood fan, microwave, washer, dryer, pedestals for washer and dryer, garage door remotes - 2, tv wall mount, ac unit, underground sprinklers, laundry cabinets, blinds, curtain rods, garden boxes, 2 black metal wall mounted shelves in garage, shed

Welcome to this beautifully maintained bi-level, perfectly located on a quiet, family-friendly street backing directly onto expansive greenspace with no rear neighbours. Just a short walk to Dr. Ken Sauer School, this home offers an ideal combination of location, comfort, and thoughtful updates. The bright, open-concept main floor features vaulted ceilings, large windows, and a functional layout that's perfect for everyday living and entertaining. Recent upgrades include fresh trim paint, several new light fixtures throughout the main floor, and new blinds in most rooms. The kitchen has been tastefully updated with new quartz countertops, a granite sink, new faucet, backsplash and a brand-new dishwasher (2025), while the main bathroom features a new quartz vanity top, sink, faucet, and shower head. New front and rear doors have also been installed (2025), with the back door featuring a retractable screen. The main floor offers two bedrooms and a 4-piece bathroom, while the fully finished basement includes a spacious family room, third bedroom, 3-piece bathroom with newly updated quartz counters, sink and faucet, and a laundry room. Both levels offer an abundance of natural light. The double attached garage provides plenty of room for vehicles and storage. Step outside to enjoy the fully fenced backyard with a deck overlooking the greenspace, underground sprinklers, new raised garden boxes, and a brand-new storage shed. With its long list of recent improvements, functional layout, and unbeatable setting, this move-in-ready home is one you won't want to miss.