



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**37 Northlands Crescent NE
Medicine Hat, Alberta**

MLS # A2331066



\$340,000

Division:	Northeast Crescent Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,309 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Irregular Lot, Lawn, No Back Lane		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Fridge & freezer in garage

Enjoy the privacy and peaceful views this half duplex has to offer. Backing directly onto a pond and walking trail, you'll appreciate having no neighbors behind and easy access to outdoor recreation right from your backyard. The main floor features a functional layout with a kitchen and living room that flows seamlessly onto the rear deck—an ideal spot to enjoy your morning coffee or unwind while taking in the scenery. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find a spacious primary bedroom, a second bedroom, a full bathroom, and the added convenience of an upper-level laundry room, making everyday living that much easier. The finished basement provides additional living space that's perfect for a family room, home office, or guest area, along with a full bathroom for extra flexibility. The single attached garage offers secure parking and additional storage, while the location puts you within walking distance of grocery shopping, restaurants, the Big Marble Go Centre, parks, trails, and other nearby amenities. This property offers a combination of comfort, convenience, and one of the area's most desirable backyard settings!