



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**30 Cochran Drive NW
Medicine Hat, Alberta**

MLS # A2331435



\$319,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	900 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Gazebo, raised garden beds

Professional photo's to come Welcome to this beautifully maintained 3-bedroom, 2-bathroom home, ideally located directly across from a school in a quiet, family-friendly neighborhood. Situated on a large, mature lot with a beautifully manicured lawn, this move-in-ready property offers comfort. Step inside to find an inviting interior that has been professionally painted. The finished basement features fresh new carpeting, while the basement bedroom boasts new egress windows, adding both safety and natural light. The home also includes a new stove, washer, and dryer, making it easy to settle in from day one. Outside, the single detached garage provides secure parking and additional storage. Located just minutes from some of Medicine Hat's best walking and biking trails, you'll enjoy easy access to scenic pathways, parks, and outdoor recreation while still being close to schools, shopping, and everyday amenities. Whether you're a growing family, first-time buyer, or simply looking for a welcoming neighborhood to call home, this property is one you won't want to miss. Book your private showing today and discover everything this exceptional home has to offer!