



GRASSROOTS
REALTY GROUP

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480 Hilton Crescent NE
Medicine Hat, Alberta

MLS # A2333525



\$320,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,021 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: Fridge, Stove, dishwasher, central air conditional

This 3+2 bedroom, 2 bath home is situated in quiet, friendly, and family-oriented neighborhood. The roof has been recently replaced, and both the furnace and hot water tank are only six years old. It features central air, double detached garage, one full bathroom upstairs, and a bathroom with a shower downstairs. The location is a big plus—just minutes from a playground, schools, parks, and the Big Marble Go Centre, making it ideal for both small and growing families. The property is currently tenant-occupied, generating 1800 dollars per month, offering immediate cash flow for investors. Whether you’re looking for a family home or an investment opportunity, this property offers outstanding potential in a desirable location.