



GRASSROOTS
REALTY GROUP

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**21 Rundle Crescent SE
Medicine Hat, Alberta**

MLS # A2334781



\$369,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,793 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Storage

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

Inclusions: central vac and attachments (AS IS), Water filtration (AS IS) Garage door opener is installed; connecting arm to the garage door is missing (AS IS), garage remote

Located in a great family-friendly neighbourhood, this unique four-level split offers a functional layout and an excellent opportunity to make it your own. A spacious front entry welcomes you into the home, leading to a bright main floor featuring a generous living room, dining area, and an oversized kitchen with plenty of room for family gatherings. Upstairs, you'll find three bedrooms, a 4-piece main bathroom, and a private 3-piece ensuite off the primary bedroom. The third level offers a cozy family room with a wood-burning fireplace and patio doors that lead directly to the backyard, creating a wonderful space for relaxing or entertaining. This level also includes a 3-piece bathroom and a convenient laundry area. The unfinished fourth level provides excellent flexibility, whether you're envisioning a home gym, office, hobby room, or additional living space to suit your needs. With solid bones, a unique floor plan, and plenty of opportunity to update and personalize, this hidden gem is ready for a new owner.