



GRASSROOTS
REALTY GROUP

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**130 Hull Crescent NE
Medicine Hat, Alberta**

MLS # A2340272



\$338,500

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	939 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home

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

Inclusions: C/A, fridge, stove, B/I dishwasher, microwave, garburator, washer, dryer, shed, blinds & curtain rods, UGS'S

WELCOME TO 130 HULL CRES NE!! Tucked away on a QUIET CRESCENT in NECH’S, this 3 BEDROOM (2 up & 1 down), 2 BATHROOM, BI-LEVEL offers a fantastic layout, TONS OF STORAGE, a HUGE YARD, and an excellent location close to so many amenities!! You’ll love being just minutes from the BIG MARBLE GO CENTRE, SOCCER FIELDS, PICKLEBALL COURTS, BASEBALL DIAMONDS, SHOPPING, SCHOOLS (CHHS, VINCENT MASSEY, MCCOY, DR. KEN SAUER) & MORE!! Step inside and you’re welcomed into a LARGE, BRIGHT LIVING ROOM that flows beautifully into the dedicated eating area, creating a comfortable space for everyday living and entertaining!! The dining area leads right into the KITCHEN, offering a functional layout, ton of cabinets, and easy access to the BRAND NEW, LARGE PERMITTED DECK – COMPLETED AUGUST 2026!! This home also offers TONS OF STORAGE throughout, giving you plenty of room to keep everything organized!! Head outside and check out the HUGE BACKYARD!! There’s tons of room for the kids, pets, gardening, entertaining, OR BUILDING YOUR OVERSIZED DREAM GARAGE!! The yard also features UGS’S & RV PARKING!! Completing the home is the lower level with 1 bedroom, family room, 3 PCE bathroom, laundry, storage and the potential for a 4th bedroom. Several important updates have been done over the years including, FURNACE (2006), HOT WATER TANK (2024), SHINGLES (2019), MAIN FLOOR WINDOWS (JULY 2019). This home has so much potential and is ready for its next owners to make it their own!! CALL YOUR FAVORITE REALTOR® TODAY TO BOOK YOUR PRIVATE VIEWING!!

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