



GRASSROOTS
REALTY GROUP

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2121 Hull Way NE
Medicine Hat, Alberta

MLS # A2341658



\$419,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,024 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Reverse Pie S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Wood	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, All window coverings, Garage door opener & 2 remotes, Central Air conditioner, Underground sprinklers, Lots of perennial plants.

OPEN HOUSE SATURDAY OCT 3RD FROM 2:00 TO 3:30 PM. This meticulously maintained family home shows pride of ownership throughout! It offers a double attached garage, RV parking, 2+2 bedrooms, 2 full bathrooms, and a beautifully landscaped private backyard oasis with fencing and established perennials. The main level welcomes you with a spacious front entrance, vaulted ceilings, a bright living room, and an open concept kitchen and dining area. Patio doors lead to the fabulous deck, creating an ideal space for relaxing or entertaining with family and friends. Upstairs are 2 good sized bedrooms and 4 piece bathroom. Downstairs you have direct garage access, laundry room with sink, 2 more bedrooms, 4 piece bathroom with lovely corner soaker tub & separate shower, and a comfortable family room with a wet bar. Outdoors features a fully fenced yard, perfect for your children and pets, with underground sprinklers, a manicured landscaped lawn, and many established perennial plants. Recent updates include: • Shingles • Furnace • All windows • Central air conditioning • Vinyl plank flooring on the main level • Carpet on the upper level • Front door and screen door • Composite decking boards and railing • All-new PEX plumbing throughout. With a double attached garage, RV parking, alley access, and a convenient location close to schools, the Co-op Shopping Centre, the Leisure Centre, and walking and biking trails. The owners have loved this home for 30 years, and it is now ready for the next family to make it their own! Make an appointment to view this lovely home today.