



GRASSROOTS
REALTY GROUP

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**40 South Ridge Crescent SW
Medicine Hat, Alberta**

MLS # A2344162



\$245,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,161 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: Window coverings/blinds

Welcome to 40 South Ridge Crescent SW! This 3-bedroom, 2-bathroom home offers a functional layout with a bright living room and kitchen on the main level, plus a convenient 2-piece bathroom. Upstairs you'll find the primary bedroom, two additional bedrooms, and a 4-piece bathroom. The partially finished basement offers additional living space to suit your needs. Enjoy year-round comfort with forced air heating and central air conditioning — a great feature for hot Medicine Hat summers. The asphalt shingle roof was replaced in 2023. Outside, enjoy a fully fenced yard, great for pets, kids, or entertaining. Ideally located close to parks, playgrounds, and schools, within easy reach of Medicine Hat College and the TransCanada Highway, with walking and biking trails nearby. A great fit for first-time buyers, growing families, or investors. Please note: some photos have been virtually staged to showcase the space. Book your showing today!