



GRASSROOTS
REALTY GROUP

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

MLS # A2345735



\$375,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,143 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Drive Through, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Welcome to 189 Hull Crescent NE, a spacious multi-level home tucked away on a quiet street in desirable Northeast Crescent Heights. Offering total peace of mind with a brand new roof installed in 2026, this property features over 1,140 square feet of functional above-grade living area alongside extensive lower-level space. Main floor living is anchored by a sunlit living room highlighted by a front bay window layout, flowing seamlessly into the adjoining kitchen and dedicated dining area. Upstairs, you will find a generous primary bedroom with double closets, a well-sized second bedroom, and a full four-piece bath. The lower level drastically expands your living footprint with a massive recreation room, a separate cozy family room, and a convenient three-piece bathroom—ideal for entertaining, a home theatre, or a play area. Rounding out the bottom level are two additional flex rooms with closets and a massive utility/laundry room offering incredible storage potential. Ideally located close to local parks, schools, and shopping, this property offers incredible versatility and layout potential ready for its next owners!