

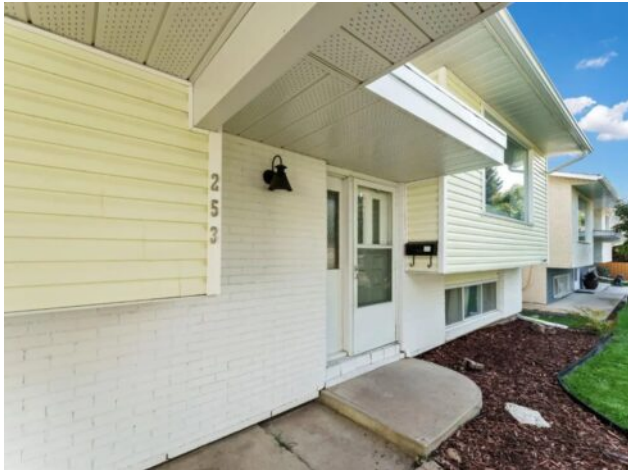


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

253 11 Street NE
Medicine Hat, Alberta

MLS # A2347109



\$359,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	984 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Driveway, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Central Air Conditioning, Window coverings

Welcome to this charming bi-level located in Northeast Crescent Heights, offering a fantastic combination of space, functionality, and location. With 4 bedrooms and 2 full bathrooms, the home offers a versatile layout with plenty of room for the whole family. Enjoy bright and spacious living rooms on both levels, providing lots of options for relaxing, entertaining, or creating a separate space for the kids. You'll also love the ample storage space this home provides! Outside, the fully fenced yard offers room to enjoy the outdoors, while the single detached garage with back alley access, front driveway, and covered carport provide plenty of options for parking. Backing onto McCoy High School and conveniently located close to additional schools, parks, shopping, the Hockey Hounds and Big Marble Go Centre, this home puts everyday amenities and recreation within easy reach. With a great layout, and a convenient NECH location, this home has plenty to offer. Come take a look!