



GRASSROOTS
REALTY GROUP

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**93 Shaw Crescent SE
Medicine Hat, Alberta**

MLS # A2347472



\$474,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,791 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Underground Sprink		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Deep Freezer, Garage Cabinets & Shelving, Central Vac and Attachments, Shed

For the first time in nearly 40 years, this beloved family home is ready for its next chapter. Backing directly onto a beautiful green space and just steps from schools and parks, it's the kind of setting families wait years to find — and this one has been loved by the same family for a generation. Inside, over 1,790 sq ft above grade is thoughtfully laid out across multiple levels. The main floor welcomes you with a bright living room featuring a classic bowed window, an eat-in kitchen, and a formal dining area. A few steps down, the spacious family room centers around a cozy gas fireplace — the perfect gathering spot — and is joined by a fourth bedroom, a 3-piece bathroom, and the convenience of main floor laundry. Upstairs, three more bedrooms await, including a generous primary suite with its own 2-piece ensuite, plus a 4-piece main bathroom to serve the family. The finished basement adds even more room to spread out, with a large rec room ready for movie nights, games, or a home gym. Outside, a newer deck overlooks that stunning backyard green space — ideal for morning coffee or summer evenings with the kids. Underground sprinklers keep the lawn lush with minimal effort, and the double attached garage offers plenty of room for vehicles and storage. Recent updates including new shingles and vinyl windows mean the big-ticket items are already taken care of, so all that's left to do is move in. Homes like this — long-held, well-maintained, and backing onto green space in a family-friendly neighbourhood — don't come up often. Book your showing today!