

93 Clelland Crescent SE
Medicine Hat, Alberta

MLS # A2160883



\$329,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	973 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Garden		

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

Inclusions: NA

This one's so good , we should switch it to BUY-Level. Welcome to 93 Clelland Crescent SE, a classic bi-level layout that is oozing with noticeable pride of ownership from the second you park the car in the refreshed front driveway (2021). The home stands out on the block, you can see the 40+ years of love the owner has put into this home, and that love is ready to be shared with a new owner. As it is with most Bi-levels, you enter through the front double doors, and you get the option to head up or down. It's like a choose your own adventure of what part of the home you want to be impressed with first. If you choose up, you'll be welcomed by warm sunlight flooding the front living room. Right off the living room is a dedicated dining space and if you continue around the corner there is a great kitchen with some updated appliances and direct access to your back deck and amazing backyard. Down the hall you'll find two larger bedrooms and a full bath with ample storage worked into every nook and cranny. Now, let's head to the basement, where the wood paneling adds some retro character to your large rec room space. My favorite part of a bi-level - the large windows and natural light you get. Helps the basement feel like a connection of the top floor compared to that dungeon feel some basements have. Another two bedrooms and an updated full bathroom with shower complete your basement. The detached single garage in the back is a perfect flex space, use it however suits you best. Location is top notch , tucked away on a quiet block that is central to everything but only minutes one way from the city's central shopping district and minutes the other way to natural walking paths through the coulees. Make sure to reach out to your preferred agent to book your showing , or it may be switched again to a BYE-Level when someone else snatches this beauty up!