

246 Mitchell Crescent NW
Medicine Hat, Alberta

MLS # A2161719



\$344,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	931 sq.ft.	Age:	1957 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Shed

Situated near schools, a leisure center, shopping, and more, this updated 4-bedroom bungalow is a must-see. The exterior shines with new siding, fascia, soffit, and eavestroughs on both the house and garage (2023). At the front entrance, you're welcomed by stunning composite stairs and a deck with sleek aluminum railings, installed in 2023. Step through the updated entry door (2014) into a bright and spacious living room, where a large picture window floods the space with natural light. Adjacent is the kitchen and eat-in area, featuring newer appliances (2021) and beautiful views of the expansive and well-maintained backyard. The main level offers two generously sized bedrooms with ample closet space and a 4-piece bathroom. Downstairs, you'll find two more sizable bedrooms, a 3-piece bathroom with a marble-look shower surround and new linoleum flooring (2019), a laundry room with a new washer and dryer (2022), and a new drop ceiling in part of the basement, plus plenty of storage space. The bonus living area in the basement is perfect for an entertainment room or additional lounging space. Other recent updates include a new furnace (2019), a new air conditioner (2022), and new upstairs windows (2011), ensuring year-round comfort. Outside, the 12x24 garage provides parking access from both the front and back, while the spacious 10x16 shed offers extra storage. The lush and expansive backyard is ideal for outdoor activities, summer barbecues, or simply relaxing in your own peaceful green space. Don't miss out—book a showing today!