

168 Shepherd Crescent SE
Medicine Hat, Alberta

MLS # A2164296



\$308,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,112 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Hardwood, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge, Stove, Hood fan, BI Dishwasher, Washer, Dryer x2 (One is "As Is"-Latch is broken), 2 sheds, Sump Pump(s), Hot Tub, Spare Fridge and Stand up Freezer,

Welcome to this affordable bi-level home nestled in the heart of Southridge! Perfectly situated near parks, schools, pathways, The College and offering easy highway access, this home promises both convenience and comfort. Buyers will love the open and airy layout with an Industrial Ranch vibe, designed to make the most of the living space and spacious enough to accommodate any entertaining task. With 4 (3+1) bedrooms, 2 full bathrooms, and an additional flex room, there's plenty of room for a growing family or to accommodate a home office or gym. Recent updates, including vinyl windows, lighting, various flooring; this is a great start to making this home your own!! While the fully fenced, spacious yard provides both privacy and a perfect spot for outdoor activities, buyers will appreciate the large sun deck and hot tub. This home is a must-see for those seeking great value in a fantastic location!