

418 20 Street NE
Medicine Hat, Alberta

MLS # A2165732



\$334,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,182 sq.ft.	Age:	1994 (30 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: Underground Sprinklers, Small Freezer in utility room, Mounted TV in Main Livingroom (no remote), Projector in basement (no remote), Microwave Hood Fan for Kitchen (not attached, but brand new in box ready to be installed), BBQ, Deck chairs

ATTENTION INVESTORS AND FIRST TIME HOME BUYERS! Nestled in the heart of Crescent Heights, close to everything, you will find this solid, affordable, 4 bedroom, 2 bathroom, 3-level split with a front to back floorplan. As you enter the home the living room is full of natural light and high ceilings, walk up a few stairs to find a good size dining room with open floorplan to the kitchen. On the same level there is the primary bedroom and a secondary bedroom. The full bathroom is centrally located and has a separate door to access the primary suite. Off the kitchen is access to the covered deck and stairs that lead out to a lovely backyard with back alley access. As you head into the basement there is a large family/recreation room with cozy wood burning fireplace for those chilly winter nights! There are an additional 2 good size bedrooms, a 3 piece washroom, laundry area and utility room for extra storage. The home has had some renovations completed, but is just waiting for the right person to finish it off! Shingles are roughly 6 years old and brand new carpets have just been installed in the 2 upstairs bedrooms. Great value in this home and it won't last long...a must see! Call today to view :)