

**34 Gray Crescent NW  
Medicine Hat, Alberta**

**MLS # A2166828**



## \$374,900

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Spa Pack, Garage Door Opener, Central Air, Underground Sprinklers,

Welcome to this beautifully maintained 4 (3+1) bedroom, 2 bath bungalow nestled in a quiet and peaceful neighbourhood; enjoying easy access to schools, pathways, parks and the highway! The open-concept living area is bright and inviting, thanks to the large windows that fill the space with natural light. Perfect for relaxing or entertaining, the private yard boasts decks that are hot tub-ready (one previously dropped into the upper deck), underground sprinklers for easy lawn care, and low-maintenance vinyl fencing. You’ll also love the addition of fruit trees out front, adding a touch of nature and tasty fun to your outdoor space. With many updates throughout the years and pride of ownership this is an easy home to enhance your lifestyle, a true gem, offering comfort, style, and privacy in a fantastic location!