

31 Rae Court SE
Medicine Hat, Alberta

MLS # A2166983



\$335,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	888 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge in the laundry room, stove, dishwasher, garage door opener & remote

****Attention revenue seekers, first-time home buyers, and families!**** This charming home, located on a quiet court, offers a prime location close to all amenities, including trails, schools, and shopping. As you step inside, you'll be welcomed into a spacious family room with a semi-open layout leading to a kitchen that features some modern updates. The dining room, perfect for family meals, opens onto a large deck, ideal for entertaining and overlooking the private backyard. The main floor offers two generously sized bedrooms and a full 4-piece bathroom. The fully finished basement boasts a large family room, a 3-piece bathroom, and two additional bedrooms, and ample storage space making it perfect for extra living space. The property is complete with a spacious 22x26 garage, providing ample storage or workshop space. Don't miss out on this great home in a fantastic location—book your showing today!