



**GRASSROOTS**  
REALTY GROUP

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**168 Hunt Crescent NE  
Medicine Hat, Alberta**

**MLS # A2230974**



**\$419,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Level, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, hood fan, microwave, washer, dryer, pedestals for washer and dryer, garage door control -1, remote -1, ac unit, UGS, bank of cabinets in the kitchen, all fixtures as seen upon viewing, blinds

Welcome to this beautifully maintained bi-level gem built by Amron Homes – the perfect blend of style, space, and comfort! Nestled on a quiet, family-friendly street and backing onto a vast open field, this home offers the peace and privacy of no rear neighbors, while being just a short walk from the highly desirable Dr. Ken Sauer School. Step inside to a spacious and bright foyer with convenient access to the fully finished, double-attached garage. As you move into the heart of the home, you'll be wowed by the open-concept living space, complete with vaulted ceilings, large windows, and beautiful trending flooring that enhances the airy, welcoming atmosphere. The light paint palette adds a modern, fresh touch that instantly makes you feel at home. The generous living room flows seamlessly into the expansive dining area – perfect for hosting family dinners or entertaining friends. Step right out onto the walk-out deck from the kitchen and dining area to enjoy your morning coffee or summer BBQs in the good-sized, fully fenced backyard. The yard is simple yet charming, with a touch of mature landscaping and plenty of room for kids or pets to play. The kitchen is a standout with its modern-toned cabinetry, center island, and spacious pantry. On the main level, you'll find two comfortable bedrooms and a bright, stylish 4-piece bathroom. Downstairs offers even more living space with a large, versatile family room that can be used as a games area, media space, or home gym. You'll also find a third bedroom, a 3-piece bathroom, and a laundry room, rounding out this highly functional floor plan. This move-in ready home truly has it all – location, layout, and lifestyle. Don't miss your chance to make it yours!