



**GRASSROOTS**  
REALTY GROUP

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**215 Mitchell Crescent NW  
Medicine Hat, Alberta**

**MLS # A2240222**



**\$345,000**

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Off Street, RV Access/		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home		

**Inclusions:** fridge (2), stove(2), dishwasher, washer, dryer, freezer in basement, all window coverings, central a/c, portable shed, electric fireplace in basement bedroom, TV mount in sunroom, electric fireplace in basement family room, garage door opener and 2 remotes, central vac (as is), patio lights outside sunroom, garden hoses

Welcome to your new home! Located in this desirable Northwest Crescent Heights neighbourhood, this well-maintained bungalow offers the complete package—inviting curb appeal, functional living spaces, and a yard designed for both relaxation and entertainment. Step inside to find a comfortable, open layout with hardwood floors and plenty of windows that fill the home with natural light. The main floor features two bedrooms and a 4-piece bath, while the lower level offers a cozy family room with electric fireplace, a third bedroom, 3-piece bath, and ample storage. An added bonus is the versatile kitchenette area downstairs—perfect for guests, hobbies, or extended living options. Outside, the fully fenced and landscaped yard includes a large patio, RV parking with alley access, and a detached single garage. A standout feature is the enclosed sunroom—ideal as a peaceful retreat, art studio, or entertaining space. Pride of ownership is evident throughout. Close to schools, parks, leisure centre, and all amenities, this home truly has it all. Don't miss your chance!