



GRASSROOTS
REALTY GROUP

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271 18 Street NE
Medicine Hat, Alberta

MLS # A2241110



\$229,900

Division:	Northeast Crescent Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	814 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: fridge, stove, dishwasher, ceiling fan, bar fridge, washer, dryer, TV mount, window coverings, central a/c, outdoor pond, shed, manual sprinkler timer and hoses

Located in a desirable family-friendly neighbourhood, this one owner bi-level style half duplex is close to everything—schools, shopping, leisure centre, playgrounds, and more! With four bedrooms and two bathrooms, the layout offers flexibility for families or potential tenants (note: one basement bedroom window does not meet egress). Enjoy year-round comfort with central A/C and the peace of mind of 100-amp electrical service and an updated roof within the last five years. The fully fenced and landscaped yard includes a charming pond perfect for relaxing, and handy storage shed—making this a great place for relaxing or letting the kids play. Whether you're a first-time buyer ready to build equity, or looking for a revenue property with potential, this home offers a fantastic opportunity to make it your own. Don't miss your chance to invest in a great location with endless possibilities!