



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**43 Hamilton Court NE
Medicine Hat, Alberta**

MLS # A2241685



\$399,900

| | | | |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| Division: | Northeast Crescent Heights | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,282 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Lane, City Lot, Irregular Lot | | |

| | | | |
|--------------------|------------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, See Remarks | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Storage, Vaulted Ceiling(s), Wet Bar | | |

Inclusions: Hot Tub (Sold as is)

This well-cared-for 4-level split is located on a huge lot in desirable NE Crescent Heights, tucked into a quiet court just steps from schools, shopping, and the Big Marble Go Centre. It's the ideal family-friendly location with space and updates throughout. The main floor features vaulted ceilings and beautiful hardwood floors, creating a bright, welcoming living space. The kitchen was renovated in the early 2000s and offers a sit up island, Gas range and excellent cabinet space. Upstairs you'll find 3 bedrooms, including a primary suite with 2-piece ensuite. The third level offers a spacious family room with a wood-burning fireplace (with blower fan) and a 4th bedroom. The lower level features a games room complete with a wet bar — perfect for entertaining. The home also has an insulated attached single garage with electricity. Extra parking or RV parking in back Key Updates & Features: Vinyl windows (except large front window), Heated tile flooring in the back entrance, Updated electrical panel (2005), Furnace replaced in 2009, Shingles replaced ~5 years ago, New central A/C (2025) This home offers functionality, comfort, and a highly sought-after NE Crescent Heights location. Book your private showing today!