



**GRASSROOTS**  
REALTY GROUP

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**512 Hemingway Crescent NE  
Medicine Hat, Alberta**

**MLS # A2241998**



**\$399,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Northeast Crescent Heights  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,038 sq.ft.  | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Insulated, RV |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Private   |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank                                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Jetted Tub, Open Floorplan, Vaulted Ceiling(s) |                   |      |

**Inclusions:** All shelves, cabinets and central vac in garage

Welcome to this well maintained 4-bedroom, 2-bathroom home ideally located in the heart of Northeast Crescent Heights. This home offers a perfect blend of comfort and functionality with a number of updates over the years including shingles, most windows, high efficiency furnace, a/c, kitchen countertops and sink. Step inside to find an inviting spacious interior featuring an open floor plan including living room, dining area and kitchen with vaulted ceilings. The layout includes two bedrooms and bathroom with jetted tub on the main floor and two additional bedrooms and second bathroom on the lower level providing flexibility for families, guests, or a home office setup. The spacious lower-level family room with fireplace is perfect for movie nights, play space, or entertaining. Enjoy your morning coffee or entertain guests on the rear deck, which overlooks a spacious, fenced backyard—perfect for family activities or simply unwinding. A double detached garage offers secure parking and additional storage and there is still room for RV parking. This home is a must-see for buyers seeking a property in a fantastic neighborhood with easy access to schools, parks, and amenities.