



**GRASSROOTS**  
REALTY GROUP

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**957 Holt Crescent NE  
Medicine Hat, Alberta**

**MLS # A2249140**



**\$499,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,910 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Other	<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>	Bar, Closet Organizers		

**Inclusions:** Range, range hood, refrigerator, dishwasher, garage door control + 1 opener, window coverings

Welcome to 957 Holt Crescent NE, a spacious and well-cared-for family home in a quiet court location. With a park right out front, this property combines privacy, convenience, and plenty of space for the whole family. The home offers 4 bedrooms (with the option for a 5th in the basement) and 3 and a half bathrooms, including a modernized ensuite and an updated basement bathroom. Important upgrades have already been taken care of—windows, furnace, and shingles are not original—giving you peace of mind for years to come. You’ll also appreciate the large garage, extra front parking with a double pad, and excellent storage inside and out. A screened-in back porch and private yard provide a comfortable place to relax or entertain. Well maintained and move-in ready, this home is an ideal fit for families seeking space, function, and a great location.