



**GRASSROOTS**  
REALTY GROUP

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**26 Shaw Crescent SE  
Medicine Hat, Alberta**

**MLS # A2251512**



**\$459,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, 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, Concrete, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** See above

This charming storey-and-a-half home offers three bedrooms and showcases evident pride of ownership throughout. The main floor features convenient laundry and a comfortable living space anchored by a cozy wood-burning fireplace, perfect for relaxing evenings. The kitchen and dining areas flow seamlessly, providing both functionality and warmth. The primary bedroom includes a 3-piece ensuite for added comfort, while vinyl plank flooring adds style and durability throughout the home. Recent upgrades such as a new roof, central air, and a newer furnace ensure peace of mind for years to come. The beautifully xeriscaped backyard is designed for low maintenance and offers abundant RV parking, making it as practical as it is attractive. A double attached garage adds convenience, and the prime location places you close to schools, shopping, parks, and scenic trails. Lovingly maintained and thoughtfully updated, this home combines comfort, efficiency, and timeless appeal.