



**735 McCutcheon Drive NW
Medicine Hat, Alberta**

MLS # A2253540



\$494,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,172 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Brick	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge stove microwave dishwasher washer dryer

With views from your front window, this beauty of a 4 level-split located on one of north Medicine Hat's best streets is sure to impress, welcome to 735 McCutcheon Drive NW. This home has some really great charm , from the second you drive up it will catch your eye with the brick exterior and fun garden beds that showcase the pride of ownership. The window awnings add character while being functional to add shade to your front windows and add to the homes mid-century curb appeal. As you enter, the fun character continues with brick features inside the home and a functional layout that makes sense for all sorts of buyers. With 4 beds + 2 baths in the home, and 3 bedrooms together on your upstairs level, you have plenty of room for your family and guests. The home has seen a number of updates recently , including the kitchen, bathroom , roof and deck. The yard is a true oasis, with great privacy and room for you to enjoy what's left of our warm months. Tucked in the back is a covered deck and garage for parking and extra storage. You can't beat the location, with paths and views right out your front door. Come see this great home today.