



GRASSROOTS
REALTY GROUP

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**50 Clelland Crescent SE
Medicine Hat, Alberta**

MLS # A2257758



\$264,900

Division:	Southview-Park Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	813 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.90 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

Step inside 50 Clelland Crescent, a completely renovated bi-level half duplex that blends modern finishes with space to grow. The main floor showcases a brand new kitchen with stylish cabinetry and a full stainless steel appliance package including a dishwasher and microwave hood fan, opening into a bright and welcoming living area. Throughout the home you'll love the all new luxury vinyl plank flooring, fresh paint, updated electrical, new hardware, and all new doors that give it a crisp, updated feel. The main level offers two comfortable bedrooms and a full bathroom, while the lower level features a third bedroom plus an open unfinished area that is ready for your ideas with room to add a fourth bedroom, a second bathroom with roughed in plumbing, and a family room. Peace of mind updates include newer shingles, central A/C, fencing, and a recently serviced furnace. Outside, the yard is fully landscaped and offers flexibility to extend the fence for an even larger backyard while still adding a front parking pad if off street parking is a must. Ideally located close to walking and biking paths, the bus route, coulee trails, shopping, and schools, this move in ready home is perfect for first time buyers, families, or investors with the bonus of no condo fees.