



GRASSROOTS
REALTY GROUP

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**134 Shields Crescent SE
Medicine Hat, Alberta**

MLS # A2258011



\$389,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,090 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vinyl Windows, Wet Bar		

Inclusions: fridge, stove, dishwasher, washer, dryer, central a/c, window coverings, central vac w/attachments, garage heater, garage door opener w/remote, 2 sump pumps, shed (1)

Welcome to this beautifully 4-level split home, perfectly situated in a quiet, family-friendly neighbourhood close to schools, parks, and paths. Offering 5 bedrooms and plenty of space for the whole family. The main floor welcomes you with a bright front living room, dining area, and a kitchen with direct access to the stunning yard and deck. The upper level features a primary bedroom with a 2-piece ensuite, two additional bedrooms, and a full 4-pce bath. The lower level features a cozy family room with an impressive brick fireplace and wet bar for your enjoyment, a fourth bedroom, and an additional 3-piece bathroom. The vinyl windows bring in natural light and efficiency. The basement hosts a wide open games/family area, bedroom, and laundry/utility room. Outside, you'll find a beautiful, fully fenced yard with a gorgeous deck, a 22x24 heated/insulated double garage, and a shed for convenient storage. The 2-stage high-efficiency furnace (with ECM motor) was installed in 2010, the hot water tank in 2015, and the A/C in 2004-05. The shingles on the house were changed in 2017-18, and the garage in 2020. This home is ready for you to move in and enjoy with your family. Contact your local neighbourhood REALTOR® today!