



GRASSROOTS
REALTY GROUP

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**90 SIMPSON Crescent SE
Medicine Hat, Alberta**

MLS # A2260719



\$334,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	867 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

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

Inclusions: N/A

Great Value in SE Southridge! This fully finished bi-level home is bright, clean, and ready for new owners. The main floor has great natural light, 2 bedrooms, an updated 4-piece bathroom, a good-sized kitchen, dining area, and a cozy living room. Patio doors lead out to a private deck that overlooks the fully fenced and landscaped backyard — a great spot to relax or enjoy time outside. Downstairs, you’ll find a third bedroom, a 3-piece bathroom, a large family room, and a laundry area. There’s also a single detached garage/workshop for parking, storage, or hobbies. Located in a quiet area with a green space and park right behind the backyard — a perfect spot for kids or pets to play. Walking distance to several schools. A great home at an affordable price!