



**52 Collins Crescent SE  
Medicine Hat, Alberta**

**MLS # A2266222**



**\$229,900**

<b>Division:</b>	Crestwood-Norwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	620 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** fridge, stove, microwave hood range, dishwasher, air conditioner - central, window coverings, washer & dryer, gazebo frame on deck, shed

Welcome to this great 3 bedroom half duplex, perfect for first time homeowners or revenue seekers! Nestled on a quiet crescent with easy access to all amenities, this home offers a functional layout and plenty of space for comfortable living. The upper level features an inviting open concept design with a bright living room, dining area, and kitchen. The gallery style kitchen boasts a fresh, clean look with white appliances and a large walk-in pantry/storage space, while a convenient 2 piece bathroom completes this level. The lower level hosts 3 generous bedrooms, a full 4pc bathroom, and laundry tucked neatly out of the way. Off the dining/kitchen area, step outside to a spacious 12x14 deck (with gazebo included as-is) overlooking the fenced backyard. An 8x12 storage shed, two off street parking stalls accessed from the alley, plus a front driveway provide plenty of parking. Whether you're looking for your own affordable place to call home or an investment property with solid potential, this half duplex is a must see!