



GRASSROOTS
REALTY GROUP

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2195 Hull Way NE
Medicine Hat, Alberta

MLS # A2267668



\$354,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	984 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Paved, Triangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Stove, Microwave, Dishwasher, Washer, Dryer, Garage Door Remote (1), Blinds, Shed, Garden Box

Welcome to this lovely 4-level split home offering a bright, functional layout in a desirable neighbourhood close to parks and walking paths. The main floor features an open-concept design with vaulted ceilings, a spacious living area, and a large front window that floods the space with natural light. The kitchen and dining area flow together beautifully, making it easy to entertain or enjoy quiet family dinners. Upstairs, you will find two comfortable bedrooms and a full bathroom. Each room feels warm and welcoming, with thoughtful use of space and natural light throughout. The lower level has been tastefully updated with beautiful vinyl plank and an updated bathroom, providing extra flexibility for a family room. The basement level offers even more storage and a large room perfect for an office or playroom. Outside there is a spacious yard with numerous fruit shrubs and a single attached garage. Set in a sought-after location, this home is just steps from a park and walking path, the perfect spot for morning coffee walks or evening strolls. Bright, updated, and move-in ready, this home is the perfect fit for first-time buyers, small families, or anyone looking to simplify without compromising on style or comfort.