



GRASSROOTS
REALTY GROUP

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**264 Shepherd Crescent SE
Medicine Hat, Alberta**

MLS # A2268689



\$379,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,024 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: TV Mount

Welcome to this beautifully updated 1,024 sq. ft. four-level split that perfectly blends modern style, comfort, and affordability. Featuring three bedrooms and two full bathrooms, this home has been thoughtfully renovated from top to bottom—truly move-in ready and absolutely pristine. Almost everything has been updated, including a gorgeous modern kitchen, stylishly renovated bathrooms, new flooring and paint throughout, gleaming hardwood floors, and all new doors and windows that bring in an abundance of natural light while improving energy efficiency. Every inch of this home reflects care, quality, and attention to detail. The main level offers a spacious, sun-filled living room that’s perfect for relaxing or entertaining guests. The stunning kitchen boasts contemporary cabinetry, sleek countertops, and modern appliances, while the adjacent dining area provides plenty of room for family gatherings and dinner parties. The open flow between these spaces creates a bright and welcoming atmosphere you’ll love coming home to. Upstairs, you’ll find two comfortable bedrooms, each with generous closet space, and a beautifully updated four-piece bathroom. The third level offers a private retreat with a third bedroom featuring its own ensuite bathroom and a convenient laundry area. The lower level provides even more living space, including a large family room ideal for movie nights, play space, or a home office, along with tons of storage for all your extras. Step outside to enjoy the beautifully maintained backyard, complete with a large garden area—a perfect spot for those who enjoy gardening or simply relaxing outdoors. The yard offers a peaceful and private setting to unwind after a long day. The beautiful landscaping continues out front, creating a welcoming tone and adding to the curb appeal. With nearly everything updated, this home

offers the best of both worlds: modern finishes and peace of mind in a solid, well-built property. It's truly turnkey and ready for you to move right in—no work required. Stylish, functional, and affordable, this gem delivers incredible value and comfort for today's buyer.