



GRASSROOTS
REALTY GROUP

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168 Shepherd Crescent
Medicine Hat, Alberta

MLS # A2270460



\$349,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,112 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Pantry, Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Hot Tub

Check out this Very affordable Bi-level in the Southridge area ,close to Parks, Schools , Shopping ,College and Easy Main Highway access, Large open Living Room Kitchen Dining Area with Garden Doors to a Large 20 x 12 deck with Hot Tub just below .Plenty of room for a Growing family with extra rooms in basement could be used as a Den or Home Office or Crafts Room. Recent Upgrades of High Efficient Furnace ,Vinyl Windows ,Lighting , Flooring , Note : A/C Unit not in working order. Seller will Supply Title Insurance in LIEU of RPR at Closing .Motivated Seller ,Easy to show.