



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2272563



\$399,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,249 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: C/A, Fridge, Stove, Dishwasher, Window Coverings, Shed, Garage Door Remote, Central Vacuum Hose (no attachments or power head)

Welcome to this 5 bedroom, 2 bathroom home with an 18x24 detached garage, backing onto a greenspace/park. This bungalow offers plenty of windows and natural lighting with two family/living rooms on the main floor, one boasts a gas fireplace. Spacious kitchen offers tons of cabinet and counter space and includes a breakfast bar and a generous dining area. There are 3 bedrooms upstairs, (the primary bedroom has double closets) and a 4 pc bathroom with a jetted tub. The basement includes a 3rd living area, 2 more bedrooms (one the window does not meet egress), a bathroom with a shower and a large laundry/utility room with tons of storage. The yard is fenced and landscaped with some new sod, a shed & RV parking. Plus you have an 18x24 detached heated garage, with door access from either side. There is a deck overlooking the yard as well. All of this backs onto a park/green space with walking paths just steps away from one of the greatest views in the city! Shingles on the home and shed were done in 2024 & the garage was done in October 2025. Be sure to reach out to your favourite agent to view this great family home. ** Some photos have been virtually staged **