



**GRASSROOTS**  
REALTY GROUP

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**342 Cornell Crescent SW  
Medicine Hat, Alberta**

**MLS # A2272796**



**\$229,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | SW Hill  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                   |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,009 sq.ft.   | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Driveway, Front Drive, Off Street                                |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Private |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Piling(s)                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, Open Floorplan, Vinyl Windows |                   |      |

**Inclusions:** fridge, stove, dishwasher, washer, dryer, sheds (2), hot tub, chair lift, window coverings

Great Mobile on its own land in a quiet Cul-de-sac, NO LOT RENT. An attractive home with great street appeal and a desired open floor plan. This home would be perfect for a starting family, revenue property, or a place for retirement. Many improvements have been done throughout the years, which include a kitchen with granite countertops, siding, shingles, windows, doors, deck, paint, flooring, pex water lines, insulation (underneath), skirting, central air and furnace. Incredible value for a home in this condition and on its own lot. Contact your friendly local neighbourhood REALTOR® today!