



**GRASSROOTS**  
REALTY GROUP

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**2378 Hatcher Drive NE  
Medicine Hat, Alberta**

**MLS # A2273509**



**\$429,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Street Lighting, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, TV wall mount, garage door opener

Bright and inviting, this great home offers 4 bedrooms and 3 bathrooms across a functional and comfortable layout. The upper level features a distinctive living room that creates impressive ceiling height, with two short steps leading up to a spacious, eat-in kitchen. This kitchen offers an efficient L-shaped design, a pantry and door onto the back deck overlooking the yard. Down the hall, you'll find main-floor laundry, a generous 4-piece bathroom, a secondary bedroom, and the primary suite, complete with a 3-piece ensuite and double closets. The fully developed basement provides a versatile open area. It also includes a 2-piece bathroom with a door to one of the basement bedrooms, along with an additional fourth bedroom to complete the floor plan. Outside, the property offers an upper deck, a fully fenced and landscaped yard, and a double heated detached garage with alley access. The charming curb appeal is enhanced by a double driveway, providing ample overflow parking. This is a perfect place to call home.