



GRASSROOTS
REALTY GROUP

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**506 Clennel Crescent SE
Medicine Hat, Alberta**

MLS # A2275032



\$209,900

Division:	Southview-Park Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,002 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, See Remarks		

Inclusions: n/a

Move-in ready and completely renovated, this end-unit townhouse offers outstanding value with no condo fees and no pet restrictions. Enjoy the convenience of two parking stalls located directly out front and the added privacy of an end unit. This 3-bedroom home has just been refreshed from top to bottom, featuring new flooring, paint, trim, and doors throughout. The main floor showcases durable vinyl plank flooring and a bright kitchen with oak cabinetry, brand-new countertops, and new stainless steel fridge and stove. The dining area is generously sized and flows seamlessly into the living room, creating a comfortable and functional layout. A brand-new sliding door leads to a newly built deck—perfect for outdoor enjoyment. Upstairs, you’ll find three bedrooms, including a spacious primary bedroom with a large double closet. The upper 4-piece bathroom has been updated with a new toilet, sink, countertop, vinyl plank flooring and tiled tub surround. New carpet has been installed on the stairs and throughout the upper level, as well as on the staircase leading to the basement. The fully finished lower level features vinyl plank flooring, a laundry room, and an additional 4-piece bathroom, offering extra living space and flexibility. Additional updates include a high-efficiency furnace, along with newer central air conditioning and a newer hot water tank. With renovations just completed, this home is ready for its next owner to move in and enjoy. Take the virtual tour anytime—available 24 hours a day