



GRASSROOTS
REALTY GROUP

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6 Simpson Crescent SE Medicine Hat, Alberta

MLS # A2275356



\$259,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	911 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: fridge, stove, hood fan, washer, dryer, window coverings, central a/c, shed, swing set

This four-level split home offers just over 900 square feet of living space and is full of potential for the right buyer. Located in a great south end neighborhood close to walking trails, schools, and parks, the setting is hard to beat. The home features three bedrooms and two bathrooms, along with two separate family room spaces that provide flexibility for living, or future redesign. Outside, you'll find a convenient driveway beside the house as well as a good-sized, fully fenced yard ready for your vision, that offers plenty of room for outdoor enjoyment, pets, or gardening. Whether you're looking to renovate, flip, or customize a home to your taste, this is a solid canvas in a great location offering an excellent chance to build equity and create something special. Bring your ideas and unlock the potential!