



**70 Colter Crescent NW
Medicine Hat, Alberta**

MLS # A2276410

\$339,900



Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vinyl Windows		
Inclusions:	None		

Welcome to this beautifully updated 4-bedroom, 1.5-bath bungalow located in the heart of NW Crescent Heights. Ideal for young families, this home offers the perfect blend of modern comfort and everyday convenience — with the added bonus of backing directly onto an elementary school yard, providing an extended space for play and peace of mind for parents. Inside, you'll find a bright and welcoming interior with tasteful, modern finishes that give the home a fresh and comfortable feel. The functional floor plan provides a spacious living room filled with natural light, a cozy dining area, and a well-appointed kitchen designed for both functionality and style. Recent upgrades ensure worry-free living, featuring vinyl windows, newer shingles, and a new furnace and central air conditioning to keep you comfortable year-round. The lower level offers additional living space that's perfect for a family room, home office, or play area, along with plenty of storage. With its thoughtful updates, classic layout, and unbeatable location, this charming Crescent Heights bungalow offers everything you need to feel right at home.