



**763 Bassett Crescent NW  
Medicine Hat, Alberta**

**MLS # A2280775**



**\$299,900**

<b>Division:</b>	Northwest Crescent Heights	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b> 1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Single Garage Detached	
<b>Lot Size:</b>	0.13 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door Opener & 1 remote, Basement Freezer, All Garage Shelving, All Hobby Room Cupboards, Cabinets & Shelving.. The Electric Fireplace in the Family room is "as is"

Attention first-time buyers or those seeking revenue opportunities! Discover this well-maintained bungalow featuring a durable brick exterior and a versatile layout, perfect for families or investment purposes. This property offers 3+1 bedrooms, 1 and 1/2 bathrooms, and a single detached garage—also with brick exterior, a new garage door, hardware & opener, and a spacious concrete driveway. Step inside to find new vinyl plank flooring in both the living room and hallway, complemented by new baseboards and door casings. The entire main floor has been freshly painted, creating a clean and inviting atmosphere. The kitchen is thoughtfully positioned to overlook the backyard, allowing you to keep an eye on children or pets while preparing meals and a new dishwasher was recently installed. On this level, there are three bedrooms and a full four-piece bathroom, providing ample space and convenience for daily living. The basement offers a large family room, an additional fourth bedroom, a hobby room, workshop, a two-piece bathroom, and a spacious utility/laundry room. The hot water tank was replaced last year. This home is situated on a generously sized lot in a fantastic neighbourhood. It is conveniently close to several elementary schools, two high schools, a shopping centre, and just steps away from the scenic McCutcheon Drive walking trails, making it an ideal choice for families and outdoor enthusiasts. Make an appointment to view this fabulous home today!