



GRASSROOTS
REALTY GROUP

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

MLS # A2280775



\$299,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	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, All Laundry Room Cupboards & 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 $\frac{1}{2}$ 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!