



**492 Hilton Crescent NE
Medicine Hat, Alberta**

MLS # A2281139



\$249,900

Division:	Northeast Crescent Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	783 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: N/A

Whether you are seeking your first home or aiming to expand your investment portfolio, this property presents an ideal opportunity. The main floor offers an open layout with vaulted ceilings, a functional kitchen, and an inviting living room. Two bedrooms and a full bathroom are located on the main level, while the fully finished lower level includes a family room, a third bedroom, laundry facilities, and an additional full bathroom. Outdoor amenities include a deck and a fenced backyard, with ample space for a future garage or extra parking. A children's park is conveniently situated not even half a block away. Hot water tank was just recently changed. Additionally, purchasers may consider acquiring unit 494 simultaneously to further enhance their portfolio.