



GRASSROOTS
REALTY GROUP

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**2152 Hughes Crescent NE
Medicine Hat, Alberta**

MLS # A2283342



\$395,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	996 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Central Air Conditioner, Window Coverings, Playhouse in backyard

Location, location, location! Tucked away on a quiet crescent and directly across from a large park and playground, this inviting 4-bedroom, 2-bathroom home offers the perfect setting for a growing family. With Dr. Ken Sauer Elementary School just a short walk away and a huge backyard to enjoy, this is a home where kids can play and memories are made. The main floor features durable vinyl flooring throughout and a spacious front living room filled with natural light and peaceful views of the park across the street. The large eat-in kitchen offers plenty of space for family meals and gatherings, with direct access to the back deck and expansive yard—ideal for outdoor entertaining or everyday play. Two comfortable bedrooms and an updated 4-piece bathroom complete the main level. Downstairs, the fully developed basement adds even more living space with a large family room centered around a cozy wood-burning fireplace, two additional bedrooms, a 3-piece bathroom, laundry area, and convenient access to the backyard. Outside, you’ll appreciate the single detached garage and the oversized yard that offers ample room to add an additional large garage or create your dream outdoor space. A fantastic opportunity in a sought-after location—close to schools, parks, and perfect for young families looking to settle into a quiet, community-focused neighbourhood.