



**60 Gray Crescent NW  
Medicine Hat, Alberta**

**MLS # A2286501**



**\$340,000**

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	965 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Discover this charming bi-level home at 60 Gray Cres NW in Medicine Hat's peaceful Crescent Heights neighbourhood, offering 4 bedrooms and 2 bathrooms on a spacious corner lot. TRIPLE HEATED AND INSULATED GARAGE (30x32 with 220 wiring) perfect for all your vehicles and toys. Step inside to a bright main floor featuring a kitchen with crisp white cabinets, a sunny dining area that flows into a spacious living room. You'll find two comfortable bedrooms here, along with a 4-piece bathroom. Head downstairs to a cozy family room with a rustic vibe and wood-burning fireplace. Two additional bedrooms, a 3-piece bath, and practical laundry/storage space round out the lower level. Many updates throughout including vinyl windows, flooring, and tankless hot water system. Outside has plenty of additional parking and plenty of space for outdoor living. Conveniently located near schools, shopping, and parks. This property is a fantastic find. Schedule your private viewing with your preferred REALTOR&reg; today!