



**18 Cockrill Court SE
Medicine Hat, Alberta**

MLS # A2291442



\$349,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,096 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

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

Inclusions: Freezer, Microwave, Drapes in Main Floor Living Room

Tucked away in a quiet area near scenic walking trails, this lovely 3 bedroom, 2.5 bathroom home offers the perfect balance of comfort and outdoor living. Vaulted ceilings create an open, airy feel, while the spacious kitchen provides plenty of room for cooking and gathering. The main floor features a primary bedroom with a convenient 2-piece ensuite, along with two additional bedrooms and a full bathroom. Downstairs, you’ll find a generous family room, another full bathroom, and plenty of space to develop one or two additional bedrooms if desired. Step outside to a huge deck overlooking the spacious yard – perfect for entertaining, relaxing, or enjoying warm summer evenings. With RV parking in the back, off-street parking in the front, and a peaceful location close to nature, this home is a wonderful place to settle in and enjoy. Updates Include: hot water tank (Nov 2025), dishwasher (Sept 2025), shingles (Aug 2020), air conditioner (2017) and furnace (2011)