



**324 Mitchell Crescent NW
Medicine Hat, Alberta**

MLS # A2291486



\$319,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,499 sq.ft.	Age:	1963 (63 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Fridge, Stove, BI Dishwasher, Window Coverings, Washer, Dryer, Central A/C, Underground sprinklers, Front stair lift

This one-owner home is full of charm, character, and incredible potential. With its nostalgic mid-century vibes, big bright windows, a generous layout, and great bones, this property offers the perfect opportunity to move in, update over time, or create something truly special. The main floor features a wonderful family room addition that will be where you spend time watching movies or enjoying the fireplace in the winter. The spacious basement adds even more flexibility, featuring plenty of extra living space, including a family room with an additional gas fireplace and a lovely wet bar; the perfect place for teens and games night. The lower level also provides amazing storage and flex spaces; there's ample room to add a second bathroom and additional bedrooms, if desired. Car lovers will adore the oversized carport; there is room enough for more than one vehicle or a small trailer. The well-kept fenced yard provides UG sprinklers and a lovely deck that's the perfect size for family enjoyment! Whether you're looking for your first home, a family home, an investment opportunity, or a project with upside, this home offers the space and possibilities to make it your own. Located within walking distance to schools, shopping, and services. This is a wonderful home at an excellent entry-level price point!