



**2 Rae Crescent SE
Medicine Hat, Alberta**

MLS # A2292187



\$419,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,058 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

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

Inclusions: central vac (as is, not working/never used), chairlift (could be removed if not wanted), electric mower & trimmer, 2 security cameras (1 front, 1 back), chairlift, lawnmower & trimmer

Welcome to this beautifully bi-level home, ideally situated on a large corner lot in sought-after Ross Glen. Lots of recent updates like kitchen with quartz counters, most windows, flooring, furnace, A/C & H2o tank, attic insulation, gutter protectors and the list goes on. The main level features 3 bedrooms, including a spacious primary bedroom, and an open concept main living space. The fully developed basement offers a large family room, a very comfortable bedroom, a 3-piece bathroom, ample storage, and a laundry area with washer and dryer. Outside, the fully fenced yard offers both privacy and ease of maintenance. An oversized 26' x 26' garage, and ample driveway space, provide excellent parking options. Located close to schools, parks, playgrounds and walking paths. This home combines lifestyle, location, and quality in one exceptional package. With outstanding curb appeal and nothing left to do but move in. Contact your local neighbourhood REALTOR®; today!