



**905 Clennel Crescent SE  
Medicine Hat, Alberta**

**MLS # A2292931**

**\$189,500**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Southview-Park Meadows                     |               |                   |
| <b>Type:</b>     | Residential/Five Plus                      |               |                   |
| <b>Style:</b>    | 2 Storey                                   |               |                   |
| <b>Size:</b>     | 926 sq.ft.                                 | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Concrete Driveway, Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Rectangular Lot     |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Siding   | <b>Zoning:</b>    | R-MD |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Storage, Walk-In Closet(s) |                   |      |

**Inclusions:** hood fan, central air, Older Deep Freezer \"As Is\", Stove

This two-story townhouse in Southview offers practical living with three bedrooms upstairs, including a primary with a walk-in closet, and a full bathroom. The living room opens to a spacious fenced backyard with no neighbors behind, providing privacy for outdoor activities. Notable updates include new shingles (July 2023), a newer rear deck and fence, a newer hot water tank, as well as a replaced front door and kitchen window. Attic insulation was also upgraded to R-540, all completed in 2024. Laundry is conveniently located in the basement, and a concrete driveway completes the setup. Located in a well-established Southview neighborhood, you're close to parks, schools, shopping, and local amenities, making everyday life easy and convenient. Contact a real estate agent today to schedule a viewing!