



**52 Collins Crescent SE
Medicine Hat, Alberta**

MLS # A2293857



\$229,900

Division:	Crestwood-Norwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	620 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air

Floors: Carpet, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge, stove, microwave hood range, dishwasher, air conditioner- central, window coverings, washer & dryer, gazebo frame on deck, shed

Welcome to this great 3 bedroom half duplex, perfect for first time homeowners or revenue seekers! Nestled on a quiet crescent with easy access to all amenities, this home offers a functional layout and plenty of space for comfortable living. The upper level features an inviting open concept design with a bright living room, dining area, and kitchen. The gallery style kitchen boasts a fresh, clean look with white appliances and a large walk-in pantry/storage space, while a convenient 2 piece bathroom completes this level. The lower level hosts 3 generous bedrooms, a full 4pc bathroom, and laundry tucked neatly out of the way. Off the dining/kitchen area, step outside to a spacious 12x14 deck (with gazebo included as-is) overlooking the fenced backyard. An 8x12 storage shed, two off street parking stalls accessed from the alley, plus a front driveway provide plenty of parking. Whether you're looking for your own affordable place to call home or an investment property with solid potential, this half duplex is a must see!