



**2254 15 Avenue SE
Medicine Hat, Alberta**

MLS # A2296779



\$429,900

Division:	Crestwood-Norwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	905 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: ALL APPLIANCES, WASHER, DRYER, AC, GARAGE DOOR OPENER & REMOTE, WINDOW COVERINGS

Attention First-Time Buyers, Retirees, Growing Families & Investors! Ideally located in the heart of the city, this well-maintained half duplex offers unbeatable convenience—just steps from the college, Kin Coulee Park, and a wide range of amenities. Enjoy the rare combination of a newer home in an established neighbourhood, delivering both comfort and location. Designed with functionality in mind, the open-concept main floor provides a versatile layout perfect for everyday living and entertaining. The kitchen features ample cabinetry and counter space, a corner pantry, and a central island that flows seamlessly into the dining area and spacious living room. Cozy up by the gas fireplace or step out onto the private covered deck—ideal for relaxing or hosting guests. The main level is complete with a generous primary bedroom and a full 4-piece bathroom, offering convenient single-level living if desired. Downstairs, you’ll find three additional well-sized bedrooms, with the flexibility to convert one into a family room or rec space to suit your needs. A large laundry/mudroom provides direct access to the finished garage, adding to the home’s practicality. Recent upgrades include a newer a/c, hwt, paint and a new washing machine. Low-maintenance, move-in ready, and available for quick possession—this is an excellent opportunity in a sought-after location. Book your showing today!