



**90 Robinson Crescent SE
Medicine Hat, Alberta**

MLS # A2297632



\$399,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,104 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Concrete, Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: Electric Range, Range Hood, Shed, Garage Door Openers with Remotes, Workbench and Pegboard in the Garage, Deep Freezer in the Basement, Television (Negotiable), Treadmill As-Is (Negotiable), BBQ with Propane Tank (Negotiable).

Situated in the heart of Ross Glen, near schools and the green belt, this thoughtfully UPDATED bungalow with 2 CAR GARAGE, offers huge VALUE Upgrades in one of the city's most prized neighbourhoods. The home has great curb appeal with the updated front exterior of faux stone and stylish siding and the rest of the house is stucco! Enjoy a large driveway with RUBBERSTONE, not only does it look sharp, it makes snow removal a breeze! Enough room for Trailer or RV PARKING! Step inside and you are welcomed by a lofty vaulted ceiling with a refinished decorative beam. The west facing home is filled with natural light. With UPGRADED energy efficient WINDOWS in 2019, you'll enjoy comfortable space and savings on utility bills. The sunken living room design provides a natural separation of space. The kitchen has updated countertops and cabinets, newer vinyl plank flooring and new carpet in the bedrooms. With 3 bedrooms on the main with a 4pc bathroom, the home's layout is practical for families and retirees. Just off the dining area, step out onto the patio—perfect for easy indoor-outdoor living and direct access to the backyard, complete with manual connect underground sprinklers, and newer concrete sidewalk. Downstairs, you'll find a freshly painted lower level featuring a fourth bedroom and a fully renovated bathroom with a jacuzzi tub and corner shower. A cold room offers added storage. The HEATED double detached garage is equipped with 220V power, and finished with newer insulated garage doors and liftMaster Openers, and insulated attic—well suited for both storage and workspace needs. Outside, the rubber stone driveway and updated deck and front steps, with cork spray coating, reflect the same level of care and attention. Summary of updates include Electrolux washer (2024/25), vinyl

plank flooring, baseboard, trim, interior doors, carpeting in the bedrooms, exterior doors windows, Furnace (2019), Shingles (aprox 2020) and more! Only a couple blocks from the East Glen Coulee, access to walking paths, near Medicine Hat Christian and Ross Glen School; only minutes from the mall. Don't Miss out on this one—contact a real estate agent today to book a showing!!