



**83 Cunliffe Crescent SE
Medicine Hat, Alberta**

MLS # A2298331



\$399,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,231 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

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

Inclusions: Refrigerator, Stove, Hood Fan, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Central Air Conditioner, Garage Door Opener + Control(s), Gazebo, Built in Coffee bar in the Basement, TV Mounts

Welcome to this fully finished bi-level located in a family-friendly SE neighbourhood close to schools, shopping, and surrounded by parks—offering exceptional space and functionality for a growing family. With 5 bedrooms (3 up, 2 down) and multiple living areas, this home is designed for comfortable everyday living. The main floor features a bright and spacious front living room highlighted by a cozy electric fireplace. The large kitchen offers classic oak cabinetry, ample counter space, and a generous dining area ideal for family meals and entertaining alike. You’ll also find three well-sized bedrooms on the main level, including the primary bedroom with a walk-in closet and patio doors leading directly to the back deck. An updated 4-piece bathroom completes this floor. The fully developed lower level has been beautifully refreshed with new flooring and fresh paint throughout, creating a bright and inviting second living space. Here you’ll enjoy a large family room with a gas fireplace, a wet bar with sink —perfect for entertaining—plus two additional bedrooms, a renovated 3-piece bathroom, a large flex room, laundry area, and abundant storage. A convenient walkout provides direct access to the backyard. Outside, the spacious yard offers something for everyone, featuring a large garden area with raspberry bushes, a covered pergola space ideal for a future hot tub, and extra storage. There is a double parking pad with room for RV parking, along with a detached garage featuring a new insulated overhead door and opener, new man door, and updated windows. Extensive updates provide peace of mind, including appliances (2022), paint, windows (2022–2026), roof (2022), central A/C (2022), gas and electric fireplaces (2022), and new gates (2026). Move-in ready and offering excellent space both inside and out, this is a

fantastic opportunity in a sought-after SE location.