



**183 Hull Crescent NE  
Medicine Hat, Alberta**

**MLS # A2299194**



**\$425,000**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Jetted Tub, Laminate Counters, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Window Coverings (Blinds/Curtain Rods), 3x TV Mounts and 2x TVs (bedroom upstairs and basement family room), Washer, Dryer, Play set

Welcome to this beautifully updated bi-level, tucked away on a quiet street in NECH. From the moment you arrive, you'll appreciate the inviting curb appeal—featuring a charming blue front door, low-maintenance landscaping, and a semi-circular driveway offering excellent parking and convenience. Step inside to a bright and thoughtfully updated main floor. The open layout flows seamlessly into the dining area and a refreshed kitchen, complete with updated cabinetry (including pull-outs), new countertops, backsplash, and a cozy counter-height seating area—perfect for morning coffee or casual meals. The main level offers 2 bedrooms and a stylish 4 pc bathroom. One of the bedrooms features a delightful reading nook, creating a special and functional space for kids. Downstairs, the fully finished basement expands your living space with a large rec room, 2 additional bedrooms, a 3 pc bathroom, and laundry and storage areas. Enjoy outdoor living in the backyard with a covered deck and a playset, making it a great space for relaxing or entertaining. The newer double detached garage is a standout feature, complete with radiant heat. Additional updates include newer windows and exterior doors, updated flooring and paint, new interior doors and trim, and a newer washer and dryer. Tinted west-facing front windows upstairs help keep the home cooler during the summer months. Located close to the Big Marble Go Centre, shopping, and amenities, this home offers the perfect blend of comfort, style, and convenience.