



**79 Schneider Crescent SE  
Medicine Hat, Alberta**

**MLS # A2300023**



**\$449,000**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Private, Underground Sprinkler		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, 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>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** refrigerator in garage

This is a rare gem. Located in the a highly desired neighborhood; this home offers a stunning open-concept 4-level split. Thoughtfully updated, this home delivers an exceptionally functional layout with generous above-grade living space and finished lower levels for versatile family living. Step inside to inviting maple hardwood floors, featuring a large kitchen , dining area, and living room with a skylight in the vaulted ceilings. Upstairs you’ll find a spacious primary bedroom with a walk-in closet, a secondary bedroom, convenient laundry, and a full 4-pc bath with a second door giving access as a en-suite. The finished lower level includes a generous rec room showcasing a gas fireplace, a den, and a 3-pc bath. The bottom level provides additional storage, utility room, an office nook, and a large crawl space for all the storage you will ever need. The heated attached double garage offers excellent parking, with additional room for RV parking. Outside, enjoy the expansive deck and private backyard—perfect for entertaining or relaxing. Hardwood flooring throughout the main living areas, abundant natural light, and a bright, move-in-ready feel make this home truly special. This home has been meticulously maintained. The shingles were replaced last year, windows are vinyl. Contact your favorite real estate agent today and book a viewing!