



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

**MLS # A2302212**



**\$409,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!