



**118 Shaw Crescent SE
Medicine Hat, Alberta**

MLS # A2302838



\$359,500

Division:	SE Southridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,318 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Storage, Vinyl Windows		

Inclusions: Shed

Welcome to 118 Shaw Crescent SE—aka the home that proves you can have your cake and eat it too—without sharing a single bite with your neighbors. This 1,318 sq. ft. 3-level split duplex is cleverly connected at the garages only—meaning no shared living space walls. That’s right, you get all the perks of a duplex with none of the “I can hear them microwaving popcorn again” experience. Privacy lovers, rejoice. Inside, you’ll find 3 bedrooms and 3 bathrooms, which is perfect whether you have a growing family, frequent guests, or just enjoy having a backup bathroom for—reasons. The layout offers that ideal mix of openness and separation—great for entertaining or avoiding people altogether (no judgment here). The attached 13’ x 24’ insulated garage is ready for your vehicle, your projects, or your ever-growing collection of things you swear you’ll use someday. And if that’s not enough space, there’s a massive 27’ x 23’ storage room—because apparently running out of storage is not an option here. You’ll also get central vac (because dragging a vacuum around is so 2005) and a vinyl fence for that clean, low-maintenance yard life. And let’s talk location: you’re directly across the street from one of Medicine Hat’s premier parks. Morning coffee with a view, evening strolls, or a place to send the kids to burn off energy—it’s all right there. Basically, nature is your front yard, minus the mowing. Set in a quiet Southridge neighbourhood, this home checks all the boxes—and probably a few you didn’t even know you had. Bottom line? It’s stylish, functional, low-maintenance, and just independent enough to keep the peace with the neighbors. Come take a

look before someone else claims your garage-only shared wall dream.