



**10 Craig Road SE
Medicine Hat, Alberta**

MLS # A2304809



\$239,800

Division:	Southview-Park Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,006 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Central a/c, Fridge, Stove, hood fan, washer & dryer, shed

A well maintained half duplex offering comfort, functionality, and a fantastic location backing onto a peaceful park. This 1,006 sq. ft. home features a bright and inviting main floor with modern paint, updated click flooring, and a functional kitchen and dining area complete with fridge, stove, and hood fan. You’ll also find two spacious bedrooms, a 4-piece bathroom, convenient main floor laundry with washer, dryer, and sink, plus ample storage including a broom and linen closet. The fully developed basement expands your living space with a large rec room, two additional bedrooms (windows do not meet current egress requirements), a modern 3-piece bathroom, and plenty of storage throughout. Additional highlights include central air conditioning, two newer toilets, a hot water tank (approximately 5 years old) Outside, enjoy a fully fenced yard with two sheds, RV parking, and a front concrete parking pad. The stucco exterior adds durability and curb appeal, while the park behind provides an added green space to enjoy. This is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a solid property in a great location.