

49 Northlands Crescent NE Medicine Hat, Alberta

MLS # A2235338



\$365,000

Division:	Northeast Crescent Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,293 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central A/C, Window Coverings, TV Mounts, Front Yard Irrigation, 2 Wood Shelves in Kitchen

Charming, Affordable Half Duplex with Fresh Updates and No Condo Fees! Welcome to this super cute half duplex, perfectly located close to parks, shopping, the Big Marble Go Centre, and fantastic walking and biking paths. This home has undergone numerous recent updates, including new front and back decks, brand-new shingles, paint, vinyl flooring, and appliances, making it truly move-in ready! Step inside and you'll love the bright, inviting main floor, featuring a functional kitchen with plenty of cupboards, a pantry, and an efficient layout. The dining area features a charming barn wood accent wall that adds character and warmth. From here, patio doors lead to a brand-new back deck overlooking a generous yard — perfect for kids, pets, or simply relaxing outdoors. With direct access to scenic walking and biking trails right outside your gate, nature is just steps away! Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite with a walk-in closet. The convenient upstairs laundry room and a full 4-piece bathroom make everyday living a breeze. The lower level offers a large family room and a 3-piece bathroom — perfect for guests or additional living space. A single attached garage completes this wonderful home. Average Utilities are: \$330/month Don't miss your chance to own this affordable gem in a great location — book your viewing today!