

150 Simpson Crescent SE
Medicine Hat, Alberta

MLS # A2237931



\$348,500

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,012 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sump Pump(s)		

Inclusions: C/A, fridge, stove, B/I dishwasher, washer, dryer, garage door opener, 2 remotes, blinds

THIS FULLY DEVELOPED BUNGALOW WITH 4 (3+1) BEDROOMS 2 BATHS, WITH A 24X24 DETACHED HEATED GARAGE IS AN EXCELLENT FAMILY HOME AND IS CLOSE TO SCHOOLS, COLLEGE, PARKS AND WALKING/BIKING TRAILS! Freshly painted, the main floor features 3 bedrooms, 4 piece bath and a spacious living room. The kitchen has a very functional layout and the dining area has lots of room for gatherings, plus a door to the deck with gasline to BBQ. Downstairs is the large family room, an additional bedroom with a walk in closet (bsmt bdm window needs to be made egress to be legal bdrm), 3 pc bath and huge utility/laundry room. NEW SHINGLES THIS YEAR IN MAY 2025, & HWT in 2018. The backyard is fully fenced, and the 24x24 insulated, heated garage is just steps away from the back deck :) **PLEASE NOTE the garage floors had JUST been washed, so they are still wet in the photos. Call today!