

271 18 Street NE  
Medicine Hat, Alberta

MLS # A2241110



## \$229,900

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	814 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** fridge, stove, dishwasher, ceiling fan, bar fridge, washer, dryer, TV mount, window coverings, central a/c, outdoor pond, shed, manual sprinkler timer and hoses

Located in a desirable family-friendly neighbourhood, this one owner bi-level style half duplex is close to everything—schools, shopping, leisure centre, playgrounds, and more! With four bedrooms and two bathrooms, the layout offers flexibility for families or potential tenants (note: one basement bedroom window does not meet egress). Enjoy year-round comfort with central A/C and the peace of mind of 100-amp electrical service and an updated roof within the last five years. The fully fenced and landscaped yard includes a charming pond perfect for relaxing, and handy storage shed—making this a great place for relaxing or letting the kids play. Whether you're a first-time buyer ready to build equity, or looking for a revenue property with potential, this home offers a fantastic opportunity to make it your own. Don't miss your chance to invest in a great location with endless possibilities!