

**43 Hamilton Court NE
Medicine Hat, Alberta**

MLS # A2241685



\$399,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,282 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, City Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, See Remarks
Foundation:	Poured Concrete
Features:	Kitchen Island, Storage, Vaulted Ceiling(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Hot Tub (Sold as is)

This well-cared-for 4-level split is located on a huge lot in desirable NE Crescent Heights, tucked into a quiet court just steps from schools, shopping, and the Big Marble Go Centre. It's the ideal family-friendly location with space and updates throughout. The main floor features vaulted ceilings and beautiful hardwood floors, creating a bright, welcoming living space. The kitchen was renovated in the early 2000s and offers a sit up island, Gas range and excellent cabinet space. Upstairs you'll find 3 bedrooms, including a primary suite with 2-piece ensuite. The third level offers a spacious family room with a wood-burning fireplace (with blower fan) and a 4th bedroom. The lower level features a games room complete with a wet bar — perfect for entertaining. The home also has an insulated attached single garage with electricity. Extra parking or RV parking in back Key Updates & Features: Vinyl windows (except large front window), Heated tile flooring in the back entrance, Updated electrical panel (2005), Furnace replaced in 2009, Shingles replaced ~5 years ago, New central A/C (2025) This home offers functionality, comfort, and a highly sought-after NE Crescent Heights location. Book your private showing today!