

492 Hilton Crescent NE
Medicine Hat, Alberta

MLS # A2281139



\$249,900

Division: Northeast Crescent Heights

Type: Residential/Duplex

Style: Attached-Side by Side, Bi-Level

Size: 783 sq.ft. **Age:** 2009 (17 yrs old)

Beds: 3 **Baths:** 2

Garage: Off Street, Parking Pad

Lot Size: 0.08 Acre

Lot Feat: Landscaped

Heating: Forced Air

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-LD

Foundation: Poured Concrete

Utilities: -

Features: See Remarks, Vinyl Windows

Inclusions: N/A

Whether you are seeking your first home or aiming to expand your investment portfolio, this property presents an ideal opportunity. The main floor offers an open layout with vaulted ceilings, a functional kitchen, and an inviting living room. Two bedrooms and a full bathroom are located on the main level, while the fully finished lower level includes a family room, a third bedroom, laundry facilities, and an additional full bathroom. Outdoor amenities include a deck and a fenced backyard, with ample space for a future garage or extra parking. A children's park is conveniently situated not even half a block away. Hot water tank was just recently changed. Additionally, purchasers may consider acquiring unit 494 simultaneously to further enhance their portfolio.