

\$199,900 - 385 Belanca Crescent Sw, Medicine Hat

MLS® #A2141550

\$199,900

3 Bedroom, 2.00 Bathroom, 1,376 sqft

Residential on 0.18 Acres

SW Hill, Medicine Hat, Alberta

Here's the perfect opportunity for first time home owners or revenue seekers! Nestled in a quiet court location overlooking a green space, this 3 bedroom 2 bath home is on it's own huge lot (no lot fees!) and is looking for it's new family to create new memories. Enjoy the fully fenced back yard that has surprises every where you turn! From the cozy sitting area under the trees and the pergola, to the fruit trees and the raised flower and vegetable boxes along with having nobody behind you, you'll find relaxation from the chaos of the day. Imagine summer BBQs on the large deck just steps off the family room that comes complete with the BBQ, furniture and umbrella for shade. The spacious family has a warm, cozy fireplace for warming you up on chilly day and has been thoughtfully designed to let the warm air flow into the large living room which is just steps away. The cozy kitchen is set up nicely for family meals and if you have a large table set, you could borrow some room from the living room and still have plenty of space. The primary bedroom is roomy and has a convenient ensuite, the second bedroom is also a great size while the third bedroom could also be turned into an office area or nursery. There's much to appreciate in this nice little package! The seller is in the process of packing their personal belongings, so things are currently in disarray. As they do not have much space in their new suite, they would like to include the majority of furniture, yard belongings and everything you need to get



started or in the case of revenue, what an opportunity to have a furnished turn key home to rent out.

Built in 1992

Essential Information

MLS® #	A2141550
Price	\$199,900
Sold Price	\$185,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,376
Acres	0.18
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Sold

Community Information

Address	385 Belanca Crescent Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 7Z1

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s)
Heating	Fireplace(s), Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Barbecue
Lot Description	Fruit Trees/Shrub(s), Low Maintenance Landscape, Landscaped, Pie Shaped Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	June 14th, 2024
Date Sold	August 17th, 2024
Days on Market	64
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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