

\$239,900 - 120 South Ridge Crescent Sw, Medicine Hat

MLS® #A2149178

\$239,900

3 Bedroom, 2.00 Bathroom, 769 sqft

Residential on 0.06 Acres

SW Southridge, Medicine Hat, Alberta

Ideal Starter or Revenue Property. This modern 3-Bedroom, 2-Bathroom Split Level Home

Discover the perfect blend of modern upgrades and convenience in this recently renovated split-level home, ideal for first-time buyers or as a lucrative revenue property. Situated in a convenient location close to Colledge, this residence offers both comfort and practicality

Modern Renovations: Renovated just last year, this home features newer windows, vinyl floors, doors, baseboards, and a freshly painted interior, offering a sleek and contemporary aesthetic.

The stylish kitchen is a highlight with its white and grey cabinetry, complemented by a full subway tile backsplash. All appliances are newer, ensuring a seamless cooking experience. Both bathrooms boast new vanities and fixtures, adding a touch of elegance and functionality. Enjoy the benefits of a new high-efficiency furnace and a newer hot water tank, contributing to reduced utility costs.

Convenient Layout: The front to back split level layout provides a sense of separation and privacy, with the large primary bedroom taking up the top level with a 4piece bathroom and other two bedrooms offering ample space for a growing family or tenants.

Situated close to Colledge, this property is perfect for students or those seeking rental income. It's also convenient to local amenities,



parks, and public transportation routes.
Income Potential: With its proximity to educational institutions, this home presents an excellent opportunity for generating rental income.

Don't Miss Out!

Whether you're looking for your first home or an investment opportunity, this updated split-level residence offers both style and substance. Schedule a showing today to explore the possibilities and secure your spot in this vibrant community. Make appointment to arrange your private viewing!

Built in 1978

Essential Information

MLS® #	A2149178
Price	\$239,900
Sold Price	\$237,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	769
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	120 South Ridge Crescent Sw
Subdivision	SW Southridge

City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 3G7

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	High Ceilings, Separate Entrance
Appliances	Electric Stove, ENERGY STAR Qualified Refrigerator, Microwave
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished



Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 13th, 2024
Date Sold	August 19th, 2024
Days on Market	36
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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