

\$329,900 - 93 Clelland Crescent Se, Medicine Hat

MLS® #A2160883

\$329,900

4 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.13 Acres

Southview-Park Meadows, Medicine Hat, Alberta

This one's so good , we should switch it to BUY-Level. Welcome to 93 Clelland Crescent SE, a classic bi-level layout that is oozing with noticeable pride of ownership from the second you park the car in the refreshed front driveway (2021). The home stands out on the block, you can see the 40+ years of love the owner has put into this home, and that love is ready to be shared with a new owner. As it is with most Bi-levels, you enter through the front double doors, and you get the option to head up or down. It's like a choose your own adventure of what part of the home you want to be impressed with first. If you choose up, you'll be welcomed by warm sunlight flooding the front living room. Right off the living room is a dedicated dining space and if you continue around the corner there is a great kitchen with some updated appliances and direct access to your back deck and amazing backyard. Down the hall you'll find two larger bedrooms and a full bath with ample storage worked into every nook and cranny. Now, let's head to the basement, where the wood paneling adds some retro character to your large rec room space. My favorite part of a bi-level - the large windows and natural light you get. Helps the basement feel like a connection of the top floor compared to that dungeon feel some basements have. Another two bedrooms and an updated full bathroom with shower complete your basement. The detached single garage in the back is a perfect flex space, use



it however suits you best. Location is top notch , tucked away on a quiet block that is central to everything but only minutes one way from the city's central shopping district and minutes the other way to natural walking paths through the coulees. Make sure to reach out to your preferred agent to book your showing , or it may be switched again to a BYE-Level when someone else snatches this beauty up!

Built in 1976

Essential Information

MLS® #	A2160883
Price	\$329,900
Sold Price	\$326,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	93 Clelland Crescent Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1N2

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Dryer, Electric S
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Finished



Exterior

Exterior Features	Other
Lot Description	Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Date Sold	November 1st, 2024
Days on Market	65
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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