

\$344,900 - 246 Mitchell Crescent Nw, Medicine Hat

MLS® #A2161719

\$344,900

4 Bedroom, 2.00 Bathroom, 931 sqft

Residential on 0.14 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Situated near schools, a leisure center, shopping, and more, this updated 4-bedroom bungalow is a must-see. The exterior shines with new siding, fascia, soffit, and eavestroughs on both the house and garage (2023). At the front entrance, you're welcomed by stunning composite stairs and a deck with sleek aluminum railings, installed in 2023. Step through the updated entry door (2014) into a bright and spacious living room, where a large picture window floods the space with natural light. Adjacent is the kitchen and eat-in area, featuring newer appliances (2021) and beautiful views of the expansive and well-maintained backyard. The main level offers two generously sized bedrooms with ample closet space and a 4-piece bathroom. Downstairs, you'll find two more sizable bedrooms, a 3-piece bathroom with a marble-look shower surround and new linoleum flooring (2019), a laundry room with a new washer and dryer (2022), and a new drop ceiling in part of the basement, plus plenty of storage space. The bonus living area in the basement is perfect for an entertainment room or additional lounging space. Other recent updates include a new furnace (2019), a new air conditioner (2022), and new upstairs windows (2011), ensuring year-round comfort. Outside, the 12x24 garage provides parking access from both the front and back, while the spacious 10x16 shed offers extra storage. The lush and expansive backyard is ideal for



outdoor activities, summer barbecues, or simply relaxing in your own peaceful green space. Donâ€™t miss outâ€”book a showing today!

Built in 1957

Essential Information

MLS® #	A2161719
Price	\$344,900
Sold Price	\$338,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	931
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	246 Mitchell Crescent Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6V4

Amenities

Parking Spaces	4
Parking	Single Garage Detached

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 21st, 2024
Days on Market	15
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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