

# \$310,000 - 454 Hilton Crescent Ne, Medicine Hat

MLS® #A2170055

**\$310,000**

4 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 0.14 Acres

Northeast Crescent Heights, Medicine Hat,  
Alberta

NE bungalow nestled in a quiet crescent! This cozy home has 3 bedrooms upstairs (2 non-conforming in the basement), and 2 bathrooms. Many of the original mid century features have been preserved, including the cedar walled basement family room with wet bar, and vintage carpets. You'll notice the main floor has taller doorways, giving the main floor bedrooms a more spacious feel. You can warm up on either floor with a wood burning fireplace up and a wood stove downstairs. The nice sized backyard has been tastefully landscaped with a welcoming brick patio area and terraced garden beds leading to the double detached garage (22' x 24' - insulated and drywalled). Hot water tank was replaced in 2022. Ideally situated with a green space and park at the end of the street, and less than a 5 minute drive to Big Marble Go Centre, nearby schools, grocery stores and restaurants; there's so much to love about this great bungalow!

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2170055  |
| Price      | \$310,000 |
| Sold Price | \$300,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,184       |
| Acres          | 0.14        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 454 Hilton Crescent Ne     |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C 1E5                    |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 2                                                                    |
| Parking        | Double Garage Detached, Driveway, Insulated, Off Street, Parking Pad |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Wet Bar                                 |
| Appliances        | Dryer, Refrigerator, Washer, Bar Fridge, Electric Stove |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | Central Air                                             |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 2                                                       |
| Fireplaces        | Wood Burning, Wood Burning Stove                        |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Garden, Private Entrance                     |
| Lot Description   | Back Yard, Landscaped, Back Lane, Front Yard |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Stucco                                |
| Foundation        | Poured Concrete                              |

### Additional Information

Date Listed                   October 4th, 2024  
Date Sold                    November 12th, 2024  
Days on Market            39  
Zoning                       R-LD  
HOA Fees                   0.00

**Listing Details**

Listing Office               2 PERCENT REALTY



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