

# \$269,900 - 48 Clelland Crescent Se, Medicine Hat

MLS® #A2252951

**\$269,900**

4 Bedroom, 1.00 Bathroom, 813 sqft

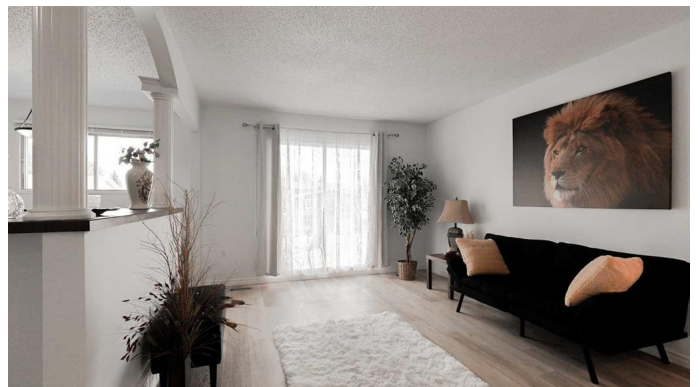
Residential on 0.90 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Step inside 48 Clelland Crescent, a completely renovated bi-level half duplex that feels brand new from top to bottom. The heart of the home is a gorgeous new kitchen with modern cabinetry and a full stainless steel appliance package including a dishwasher and microwave hood fan, flowing into a bright, welcoming living area. Throughout, you'll love the all new luxury vinyl plank flooring, fresh paint, updated electrical, and new hardware. With 4 bedrooms (2 up, 2 down) and a full bath on the main, the lower level also offers laundry and rough in plumbing for a future bathroom. Peace of mind updates include newer shingles, central A/C, fencing, and a recently serviced furnace. Outside, the yard is fully landscaped and offers flexibility to extend the fence to create an even larger backyard while still adding a front parking pad if off street parking is a must. Tucked into a desirable location close to walking and biking paths, the bus route, coulee trails, shopping, and schools, this home is move-in ready with the bonus of no condo fees. Perfect for first time buyers, downsizers, or investors, this property truly shines and the separately titled other half of the duplex will be available in the coming weeks as renovations wrap up.

Built in 1976

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2252951               |
| Price          | \$269,900              |
| Sold Price     | \$270,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 813                    |
| Acres          | 0.90                   |
| Year Built     | 1976                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Sold                   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 48 Clelland Crescent Se |
| Subdivision | Southview-Park Meadows  |
| City        | Medicine Hat            |
| County      | Medicine Hat            |
| Province    | Alberta                 |
| Postal Code | T1B 1M7                 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | Central Air                                                                                                     |
| Has Basement      | Yes                                                                                                             |
| Basement          | Partial, Partially Finished                                                                                     |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony                    |
| Lot Description   | Back Lane, Back Yard, Lawn |
| Roof              | Asphalt                    |

|              |                 |
|--------------|-----------------|
| Construction | Stucco          |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Date Sold      | September 8th, 2025 |
| Days on Market | 7                   |
| Zoning         | R-LD                |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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