

# \$264,900 - 50 Clelland Crescent Se, Medicine Hat

MLS® #A2257758

## \$264,900

3 Bedroom, 1.00 Bathroom, 813 sqft

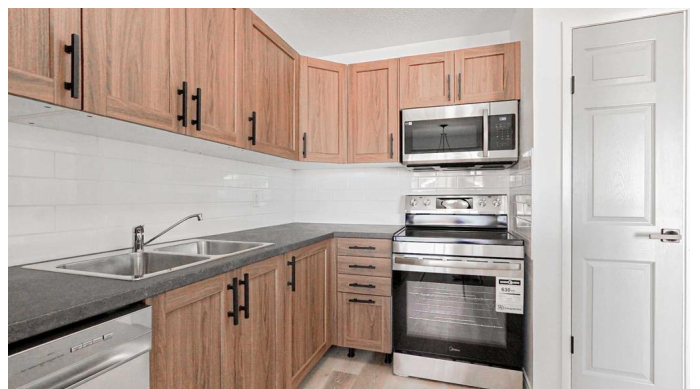
Residential on 0.90 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Step inside 50 Clelland Crescent, a completely renovated bi-level half duplex that blends modern finishes with space to grow. The main floor showcases a brand new kitchen with stylish cabinetry and a full stainless steel appliance package including a dishwasher and microwave hood fan, opening into a bright and welcoming living area. Throughout the home you'll love the all new luxury vinyl plank flooring, fresh paint, updated electrical, new hardware, and all new doors that give it a crisp, updated feel. The main level offers two comfortable bedrooms and a full bathroom, while the lower level features a third bedroom plus an open unfinished area that is ready for your ideas with room to add a fourth bedroom, a second bathroom with roughed in plumbing, and a family room. 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 for an even larger backyard while still adding a front parking pad if off street parking is a must. Ideally located close to walking and biking paths, the bus route, coulee trails, shopping, and schools, this move in ready home is perfect for first time buyers, families, or investors with the bonus of no condo fees.

Built in 1976

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2257758               |
| Price          | \$264,900              |
| Sold Price     | \$259,900              |
| Bedrooms       | 3                      |
| 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     | 50 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 Yard, Back Lane, Lawn |
| Roof              | Asphalt                    |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Date Sold      | September 29th, 2025 |
| Days on Market | 13                   |
| Zoning         | R-LD                 |
| HOA Fees       | 0.00                 |

**Listing Details**

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

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