

581 21 Street NE
Medicine Hat, Alberta

MLS # A2226957



\$254,900

Division:	Northeast Crescent Heights		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Modified Bi-Level		
Size:	650 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping		

Heating:	Forced Air	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: Fridge, Stove, Washer, Dryer, All Window Coverings, C/A, Ceiling Fans, Garden Shed, Microwave

Excellent property...3 bedrooms, 2 bathrooms, large fenced yard with garden shed, front off street parking...this property must be seen to be appreciated. Located on a quiet street in the NE, yet within walking distance to great trails, parks, recreational facilities many great schools and wonderful shopping. There's 100 Amp Service on this property updated when a new furnace was replaced in 2015. New roof within the last 3 years; new hot water tank and Insulation added to the attic in 2016; some windows replaced prior to current owners. No carpet throughout. Tons of natural sunlight for the next owners. RPR & Compliance dated Sept. 2015, will be used with Sellers Statutory Declaration indicating... no changes. Very easy to show with quick possession possible.