

**35 Rae Crescent SE
Medicine Hat, Alberta**

MLS # A2229392



\$359,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Ross Glen | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 924 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: 2 TV Mounts, Garage Furnace, Shed

Welcome to this well-maintained and affordable bi-level home, perfectly nestled in a quiet, family-friendly neighborhood. With 4 bedrooms and 2 full bathrooms, this home offers a practical and comfortable layout that suits a variety of lifestyles. The thoughtful floor plan includes 2 bedrooms and a full bath on each level, making it ideal for families, guests, or even a home office setup. On the main floor, you'll find a bright and inviting living room, a functional kitchen, and a dining area that flows well for both everyday living and entertaining. The lower level boasts a spacious family room—perfect for relaxing, movie nights, or hosting friends. Numerous updates throughout the home include newer windows, updated shingles, and a newer A/C unit, offering peace of mind and added energy efficiency. Step outside to enjoy a generous lawn area, a handy storage shed, and a large deck that's perfect for summer barbecues or quiet evenings outdoors. The oversized single garage is heated, providing extra comfort during the colder months and ample space for parking or a workshop. This home offers exceptional value for buyers looking to get into the market without breaking the bank. With its solid updates, functional layout, and desirable location, it's a smart and affordable choice for anyone seeking comfort, convenience, and long-term potential.