

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.