

**196 Stone Crescent SE  
Medicine Hat, Alberta**

**MLS # A2218690**



**\$379,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | SE Southridge   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 955 sq.ft.  | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot           |               |                   |

|                    |                            |                   |      |
|--------------------|----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed, Stucco, Wood Siding | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Sump Pump(s)               |                   |      |

**Inclusions:** N/A

This recently updated Southridge bi-level has great street appeal and sits in a quiet cul-de-sac with a green space out front. Entering the home, you are met with a open layout between the living area and dining room upstairs. The kitchen is a good size, with a new fridge and range. On the main floor we have two bedrooms and two downstairs. Both floors have been recently painted, new windows and flooring installed as well. The basement boasts laminate flooring, tile and carpet for the two bedrooms. The very attractive gas fireplace has river rock facing and this makes a very cozy living area for those cold winter days. The large double garage is a fully finished, heated and with dual doors. The deck railing was recently replaced, and the singles are newer for both the house and garage as well. Come check out this great family home!