

**22 Rideau Crescent SE
Medicine Hat, Alberta**

MLS # A2224957



\$395,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,151 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Driveway, Heated Garage, Insulated, Off Street, Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Level, Standard Shaped Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl	Sewer:	Sewer
Roof:	Asphalt, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, Hi
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: washer/dryer (as is)

Excellent bungalow situated in the quiet Rideau area of Ross Glen centrally located to all major shopping, schools, parks and our infamous walking/biking trail system. This 1151 sq/ft home has great street appeal with brick exterior and well looked after front yard. The spacious main floor plan begins with an open entrance that leads to the large kitchen with an abundance of oak cabinets and center island, built in counter top stove, large eating area with doors to the covered rear deck overlooking the back yard. There is a sunken living room, good size master bedroom, second bedroom and full bath with tub/shower combination not to mention it also has main floor laundry to help keep life simple! The lower level is fully finished with large family room, bedroom (window may not meet code), large 3 pc bathroom w/large closet, sewing room and separate cold storage area. The attached 16'x22' garage is fully insulated/heated and will accommodate most any size vehicle with additional front drive parking. The back yard is very private and peaceful to accent the 10'x10' covered deck and includes 2 storage sheds for extra storage. All appliances are included with this well kept home in a great location awaiting the next chapter! Call to view today! SEE ATTACHED 3-D TOUR <https://my.matterport.com/show/?m=JWC3H4FcCZs&help=1>