

487 Hilton Crescent NE  
Medicine Hat, Alberta

MLS # A2227349



\$350,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	850 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot, Standard Shaped Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: OTR Hood, Electric Garage Heater, Garage Door Opener with Remote.

This inviting bi-level is located on a quiet, family-friendly crescent in NE Crescent Heights&ndash;just a short walk from a nearby park (with basketball court and playground) and close to schools, walking paths, and everyday amenities. The main floor features 2 comfortable bedrooms, a full bathroom, and a bright living area. The kitchen includes classic white cabinetry and leads directly onto the patio deck, overlooking the south-facing backyard&ndash;offering plenty of sunshine all day long. Downstairs, the fully developed basement includes a 3rd bedroom, a 2nd full bathroom, and a dedicated office or flex room, perfect for working from home or accommodating guests. This home is well-equipped with newer vinyl windows, updated blinds, hot water tank (2023), and a brand-new A/C installed in the summer of 2024 for year-round comfort. Outside, the large backyard provides a private and peaceful setting, complete with RV/camper or boat parking, a concrete patio tucked beside mature cedar trees, and underground sprinklers (manual control) to keep your lawn green and low-maintenance. It&rsquo;s the perfect space for entertaining or relaxing around a firepit. The single detached garage is fully finished, insulated, and heated with a ceiling-mounted electric heater, and the interior has been freshly painted, making it a great spot for workshop, gym, or additional storage. This lovingly maintained home offers comfort, functionality, and a great location. Book a showing with your favourite real estate agent today!