

**2396 Hatcher Drive NE
Medicine Hat, Alberta**
MLS # A2229119


\$438,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,012 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Boat, Double Garage Detached, Driveway, Heated Garage, Par		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: FRIDGE, STOVE, HOOD FAN, MICROWAVE, DISHWASHER, WASHER & DRYER, WINDOW COVERINGS, WATER SOFTENER, CENTRAL VAC W/ATTACHMENTS, WATER FILTRATION SYSTEM, CENTRAL A/C, HOT TUB & ACCESSORIES, GARAGE DOOR OPENER & REMOTES, GARAGE HEATER, GARAGE ATTACHED WIRE SHELVES, GARDEN BOX, FOUNTAIN, ARCH/TRELLIS

Welcome to this bright and inviting bi-level home featuring vaulted ceilings and an open-concept layout perfect for family living and entertaining. The main floor boasts new vinyl plank flooring, main floor laundry, and a stylish flow throughout. The spacious primary bedroom includes a walk-in closet and direct access to the main bath for added convenience. With 2 bedrooms up and 2 more down, there's space for everyone. Downstairs, you'll find a massive family/rec room with a cozy gas fireplace, ideal for relaxing evenings or hosting friends. Step outside to your fully fenced and beautifully landscaped backyard, complete with underground sprinklers, secured under deck storage, raspberry bushes, a garden box, and a private hot tub—a perfect retreat right at home. The oversized double detached garage is heated, and the extra-long front driveway provides room for RV parking if desired. Immaculately maintained and many recent updates including new shingles. This home is move-in ready and worry-free. A must-see property with comfort, style, and space both inside and out!