

26 Shaw Crescent SE
Medicine Hat, Alberta

MLS # A2251512



\$459,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,671 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Low Maintenance Landscape		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: See above

his charming storey-and-a-half home offers three bedrooms and showcases evident pride of ownership throughout. The main floor features convenient laundry and a comfortable living space anchored by a cozy wood-burning fireplace, perfect for relaxing evenings. The kitchen and dining areas flow seamlessly, providing both functionality and warmth. The primary bedroom includes a 3-piece ensuite for added comfort, while vinyl plank flooring adds style and durability throughout the home. Recent upgrades such as a new roof, central air, and a newer furnace ensure peace of mind for years to come. The beautifully xeriscaped backyard is designed for low maintenance and offers abundant RV parking, making it as practical as it is attractive. A double attached garage adds convenience, and the prime location places you close to schools, shopping, parks, and scenic trails. Lovingly maintained and thoughtfully updated, this home combines comfort, efficiency, and timeless appeal.