

**52 Collins Crescent SE
Medicine Hat, Alberta**
MLS # A2266222

\$229,900



Division:	Crestwood-Norwood	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bi-Level	
Size:	620 sq.ft.	Age: 1976 (50 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	Off Street	
Lot Size:	0.09 Acre	
Lot Feat:	Landscaped	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: fridge, stove, microwave hood range, dishwasher, air conditioner - central, window coverings, washer & dryer, gazebo frame on deck, shed

Welcome to this great 3 bedroom half duplex, perfect for first time homeowners or revenue seekers! Nestled on a quiet crescent with easy access to all amenities, this home offers a functional layout and plenty of space for comfortable living. The upper level features an inviting open concept design with a bright living room, dining area, and kitchen. The gallery style kitchen boasts a fresh, clean look with white appliances and a large walk-in pantry/storage space, while a convenient 2 piece bathroom completes this level. The lower level hosts 3 generous bedrooms, a full 4pc bathroom, and laundry tucked neatly out of the way. Off the dining/kitchen area, step outside to a spacious 12x14 deck (with gazebo included as-is) overlooking the fenced backyard. An 8x12 storage shed, two off street parking stalls accessed from the alley, plus a front driveway provide plenty of parking. Whether you're looking for your own affordable place to call home or an investment property with solid potential, this half duplex is a must see!