

**492 Hilton Crescent NE
Medicine Hat, Alberta****MLS # A2281139****\$249,900****Division:** Northeast Crescent Heights**Type:** Residential/Duplex**Style:** Attached-Side by Side, Bi-Level**Size:** 783 sq.ft. **Age:** 2009 (17 yrs old)**Beds:** 3 **Baths:** 2**Garage:** Off Street, Parking Pad**Lot Size:** 0.08 Acre**Lot Feat:** Landscaped**Heating:** Forced Air**Water:** -**Floors:** Carpet, Linoleum**Sewer:** -**Roof:** Shingle**Condo Fee:** -**Basement:** Full**LLD:** -**Exterior:** Wood Frame**Zoning:** R-LD**Foundation:** Poured Concrete**Utilities:** -**Features:** See Remarks, Vinyl Windows**Inclusions:** N/A

Whether you are seeking your first home or aiming to expand your investment portfolio, this property presents an ideal opportunity. The main floor offers an open layout with vaulted ceilings, a functional kitchen, and an inviting living room. Two bedrooms and a full bathroom are located on the main level, while the fully finished lower level includes a family room, a third bedroom, laundry facilities, and an additional full bathroom. Outdoor amenities include a deck and a fenced backyard, with ample space for a future garage or extra parking. A children's park is conveniently situated not even half a block away. Hot water tank was just recently changed. Additionally, purchasers may consider acquiring unit 494 simultaneously to further enhance their portfolio.