

**494 Hilton Crescent NE
Medicine Hat, Alberta****MLS # A2281438****\$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:	3
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	Garbage Collection
Features:	Vaulted Ceiling(s), 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. The hot water tank has just recently been replaced. A children's park is conveniently situated not even half a block away. Additionally, purchasers may consider acquiring unit 492 simultaneously to further enhance their portfolio.