

**26 Rae Crescent SE
Medicine Hat, Alberta**

MLS # A2208417



\$474,950

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,355 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot, Landscaped, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, See Remarks		

Inclusions: C/A, fridge, stove, B/I dishwasher, over the range hood, fridge in basement laundry room, washer, dryer, window coverings, central vacuum/attachments, garage door opener & 2 remotes, UGS's, microwave, garburator R/I, garage shelving & work bench

LOCATION!! LOCATION!! PRIDE OF OWNERSHIP THROUGHOUT THE HOME WITH LOTS OF UPDATES IN THIS 1355 SQ FT BILEVEL located in a quiet court backing on to a GREENSPACE!! The home is host to 4 BEDROOMS (3+1) AND 3 BATHROOMS and GREAT NEIGHBOURS! The EXTERIOR STUCCO WAS RE-DONE IN 2020. BRAND NEW FLOORING, JUST DONE, (April 6th/2025) in ALL the bedrooms, AND the flex room downstairs as well! The home boasts a great open floor plan, with spacious living room, kitchen with plenty of cabinets, GRANITE COUNTERTOPS, & a good sized dining area with convenient access through the NEW PATIO DOORS (2024) to the back deck! The 3 bedrooms up are a nice size, including the primary bedroom that offers a 3 pc ensuite. The BEAUTIFULLY RENOVATED MAIN BATHROOM (2024) with GRANITE COUNTERTOPS completes the main floor. The lower level would be a great set up for mother in law suite or teenagers! The oversized family room boasts a wood burning fireplace, and there is an additional bedroom, and a flex room that could be whatever your needs may be! Office? Craft area? Workout area OR a 5th bedroom! Completing the basement is a large laundry room and a 3 pc bathroom WITH A BRAND NEW SHOWER! BONUS is the door that leads to the attached dbl car garage! The insulated garage is 22 X 23' and offers a workbench as well as lots of shelving! ADDITIONAL UPGRADES INCLUDE: Furnace (2008), HWT (2021), Newer shingles, new washer and dryer (2023), eavestrough (w/leaf filter), soffit & fascia (2021), New garage door (2023), New railing and deck steps (2020), deck recovered (2021). The yard has a maintenance free fence, and tons of mature trees that give it a park like feeling! The underground sprinklers make for an easy care yard in the summertime.

A BEAUTIFUL HOME IN A GREAT NEIGHBOURHOOD, so CALL TODAY!