

# **\$399,900 - 117 Hull Crescent Ne, Medicine Hat**

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MLS® #A2229711

**\$399,900**

3 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.12 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Sometimes, homes just stand out on the block. The lawn is just that much greener. The exterior finishings and siding colours make you do a double take. 117 Hull Crescent is that house on this block. Tucked away on a quiet crescent in NE Crescent Heights is this home that just screams pride of ownership. With the same owners since 2010, there hasn't been one stone that was left unturned in the finishing and upgrading of this bi-level.

Before we get into the home, let me rattle off the upgrades. New heated, finished garage - 2016. Roof on House - 2019.

AC/Furnace/Oversized HWT - 2023. Deck Re-done - 2018. Re-done 6 foot cedar fence. Upgraded stove, fridge , dishwasher.

Inside, the layout is open and bright. A large living area that flows into a dedicated dining space and open galley kitchen with access to the beautifully manicured backyard with one of the best outdoor spaces we have seen in that covered deck. Down the hall you will find two generous sized bedrooms and a full bath. Downstairs you have another great living/rec space and a separate third bedroom suite with another full bath. The bonus of a bi-level is the large windows which negates the "creepy, dark basement" feeling.

This home is a gem, and you can tell the owners have truly loved and cared for this



home. If you are on the hunt for a new space to put down roots, this may be the perfect spot to do just that. Book your showings today, and don't miss out!

Built in 1974

**Essential Information**

MLS® #	A2229711
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	913
Acres	0.12
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	117 Hull Crescent Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 1C9

**Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	Other, Private Yard
Lot Description	City Lot, Cul-De-Sac, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood S
Foundation	Poured Concrete



**Additional Information**

Date Listed	June 11th, 2025
Days on Market	15
Zoning	R-LD

**Listing Details**

Listing Office	REAL BROKER
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