

# \$474,950 - 26 Rae Crescent Se, Medicine Hat

MLS® #A2208417

**\$474,950**

4 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.18 Acres

Ross Glen, Medicine Hat, Alberta

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 23â€™™ 9â€™• 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!

Built in 1981

### Essential Information

MLS® #	A2208417
Price	\$474,950
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,355
Acres	0.18
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	26 Rae Crescent Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B3C1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, No Smoking Home, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Irregular Lot, Landscaped, No Neighbours Behind, Private, See Remarks, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	14
Zoning	R-LD

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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