

# \$269,900 - 48 Clelland Crescent Se, Medicine Hat

MLS® #A2252951

**\$269,900**

4 Bedroom, 1.00 Bathroom, 813 sqft

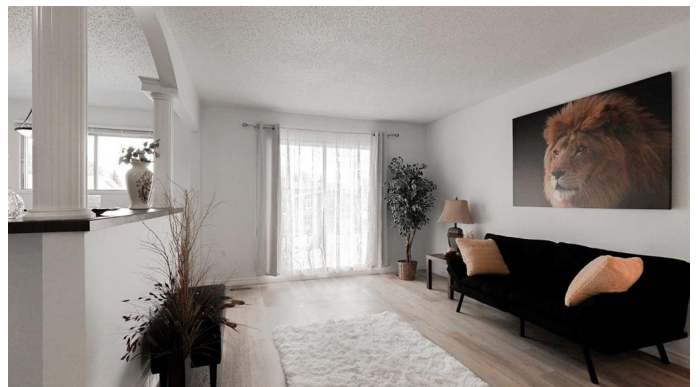
Residential on 0.90 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Step inside 48 Clelland Crescent, a completely renovated bi-level half duplex that feels brand new from top to bottom. The heart of the home is a gorgeous new kitchen with modern cabinetry and a full stainless steel appliance package including a dishwasher and microwave hood fan, flowing into a bright, welcoming living area. Throughout, you'll love the all new luxury vinyl plank flooring, fresh paint, updated electrical, and new hardware. With 4 bedrooms (2 up, 2 down) and a full bath on the main, the lower level also offers laundry and rough in plumbing for a future bathroom. Peace of mind updates include newer shingles, central A/C, fencing, and a recently serviced furnace. Outside, the yard is fully landscaped and offers flexibility to extend the fence to create an even larger backyard while still adding a front parking pad if off street parking is a must. Tucked into a desirable location close to walking and biking paths, the bus route, coulee trails, shopping, and schools, this home is move-in ready with the bonus of no condo fees. Perfect for first time buyers, downsizers, or investors, this property truly shines and the separately titled other half of the duplex will be available in the coming weeks as renovations wrap up.

Built in 1976

## Essential Information



MLS® #	A2252951
Price	\$269,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	813
Acres	0.90
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	48 Clelland Crescent Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1M7

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt
Construction	Stucco

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 1st, 2025  
Days on Market        2  
Zoning                      R-LD

**Listing Details**

Listing Office            ROYAL LEPAGE COMMUNITY REALTY

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