

# \$474,900 - 87 Shaw Crescent Se, Medicine Hat

MLS® #A2228816

**\$474,900**

4 Bedroom, 3.00 Bathroom, 2,028 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

Great 3 bedroom 3 bath home with double attached garage located in beautiful SE Southridge with no neighbours behind you. As you enter the home you find a spacious living room, large formal dining boasting vaulted ceilings. The kitchen has well cared for Oak cabinets, stainless appliances, ample countertop space, garburator and a new gas stove. There is a lovely nook that looks over the back yard. Off the kitchen is a second family room with brick wood burning fireplace with gas assist. Completing the main level, is a 3 piece bath and laundry room. The upper level has a large master bedroom with a walk in closet and 3 piece bath. There are 2 more bedrooms and a full bathroom. The lower level consists of a great family room, a bedroom(window may not meet egress), den and office which has new laminate and paint. There is a rough in for a 4th bathroom, furnace and utility room.

The handy double attached garage is heated with a radiant heater, lots of shelving and offers a Wi-Fi wireless garage opener. The deck off the kitchen has maintenance free decking overlooking a landscaped yard that backs on to a green space. RV parking along the side of the home! Some of the windows have had seals replaced over the years and have low E glass for efficiency. The home is situated close to schools, shopping, pool and walking paths. Text or call today for your showing on this spacious family home is a quiet neighborhood.



Built in 1988

### Essential Information

MLS® #	A2228816
Price	\$474,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,028
Acres	0.14
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	87 Shaw Crescent Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 3Y6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Laminate Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Oven, Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	10
Zoning	R-LD

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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