

# \$304,900 - 90 Simpson Crescent Se, Medicine Hat

MLS® #A2265361

**\$304,900**

3 Bedroom, 2.00 Bathroom, 867 sqft

Residential on 0.10 Acres

SE Southridge, Medicine Hat, Alberta

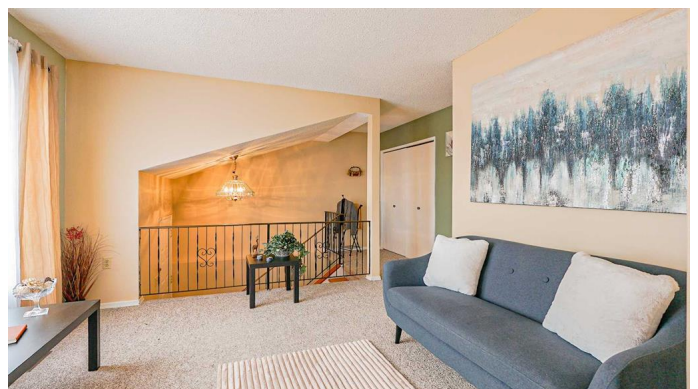
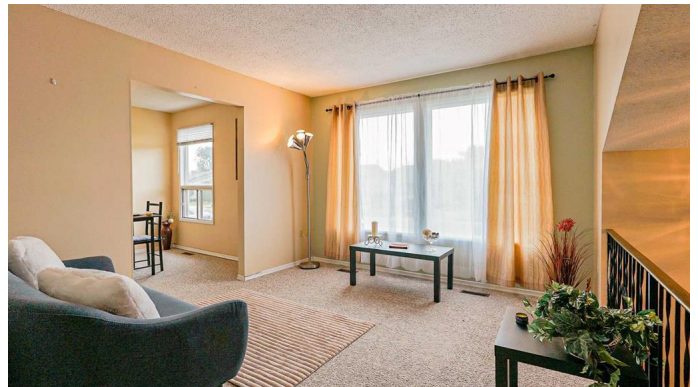
Great Value in SE Southridge! This fully finished bi-level home is bright, clean, and ready for new owners. The main floor has great natural light, 2 bedrooms, an updated 4-piece bathroom, a good-sized kitchen, dining area, and a cozy living room. Patio doors lead out to a private deck that overlooks the fully fenced and landscaped backyard – a great spot to relax or enjoy time outside.

Downstairs, you’ll find a third bedroom, a 3-piece bathroom, a large family room, and a laundry area. There’s also a single detached garage/workshop for parking, storage, or hobbies. Located in a quiet area with a green space and park right behind the backyard – a perfect spot for kids or pets to play. Walking distance to several schools. A great home at an affordable price!

Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265361    |
| Price          | \$304,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 867         |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 90 Simpson Crescent Se |
| Subdivision | SE Southridge          |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1B 2R9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | Central Air                                                                                 |
| Has Basement      | Yes                                                                                         |
| Basement          | Full                                                                                        |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Mixed                 |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 33                 |
| Zoning         | R-LD               |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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