

\$379,800 - 76 Bray Crescent Sw, Medicine Hat

MLS® #A2256446

\$379,800

4 Bedroom, 2.00 Bathroom, 1,550 sqft

Residential on 0.23 Acres

SW Hill, Medicine Hat, Alberta

Welcome to 76 Bray Crescent SW, a spacious 1,550 sq ft bungalow offering four bedrooms and a functional layout that's ideal for family living. Situated on an oversized lot in a quiet crescent with a green space right out front, this home is centrally located and comes with plenty of parking options, including a single attached garage, a long double driveway, additional off-street parking, and an extra rear parking pad. Inside, the main floor features a welcoming living room and dining room, along with a large kitchen that includes a full stainless steel appliance package, ample cabinetry, and a bright dining area. There are two bedrooms on this level, as well as a 5-piece bathroom complete with double sinks. The primary bedroom offers direct access to the back deck and yard, creating a private spot to enjoy the outdoors. Adding even more versatility, the home has a second front entrance and a spacious back boot room or multipurpose area that connects directly to the attached 20x15 garage and opens out to the backyard. The fully finished basement has been updated with new vinyl plank flooring and provides plenty of additional living space. Here you'll find a large rec room, two more bedrooms, a 4-piece bathroom, a laundry area with washer, dryer, and sink, and a dedicated storage room. The backyard is a true highlight, fully fenced and set up with a patio, deck, shed, storage C-can, and extra parking with potential for a second garage. Whether you need space for kids to play, hobbies, or



vehicles, this yard has you covered. Additional features include newer windows throughout, two hot water tanks that are less than one year old, and the comfort of central air conditioning. Combined with the spacious layout and prime location, this home is an excellent choice for families. Call today to view!Â

Built in 1957

Essential Information

MLS® #	A2256446
Price	\$379,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,550
Acres	0.23
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	76 Bray Crescent Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 5J8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Off Street, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
-------------------	-------------

Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	5
Zoning	R-LD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.