

\$449,900 - 1047 17 Street Ne, Medicine Hat

MLS® #A2125078

\$449,900

3 Bedroom, 2.00 Bathroom, 1,336 sqft

Residential on 0.16 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Don't overlook this GEM. A very impressive 4 level split in a lovely, private location. Located in front of a green space with gorgeous views this well cared for home is ready for new owners. Upon entry you will be greeted with beautiful new laminate flooring, and fresh, neutral paint. The large living room will make furniture placement a breeze. A formal dining room is open to the kitchen and living room. The kitchen has timeless white cabinets with white appliances including a new dishwasher. Just off the kitchen the patio doors take you out to a very large covered deck. This is a space that you can sit and enjoy the beautiful backyard and adjacent park. There are 2 single garages - a "his" complete with heater and work benches (16 x 26) and a "hers" made for parking (13 x 24). Both of these garages provide a great deal of privacy for the back yard. A large patio area includes a wood burning fireplace - great for special gatherings. Back inside you will find 3 bedrooms up with an updated 3 piece bathroom (the shower has been roughed in). The third level is made for comfort. This space is perfect for hanging out with the family. This level includes an additional 3 piece bathroom, including a walk in shower.

The fourth level is nicely finished and includes 2 dens, laundry & the utility room. The current owners have done a wonderful job caring for this home and it is truly a must see. Put it on



your list!!

Built in 1977

Essential Information

MLS® #	A2125078
Price	\$449,900
Sold Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,336
Acres	0.16
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	1047 17 Street Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C1M6

Amenities

Parking Spaces	4
Parking	Single Garage Attached, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Lane, Backs on to Park/Green Space, Lawn, Garden, Landscaped, Level, Underground Sprinklers, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2024
Date Sold	May 7th, 2024
Days on Market	14
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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