

\$267,800 - 911 22 Street Ne, Medicine Hat

MLS® #A2161690

\$267,800

3 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.17 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Check out this beautifully renovated half duplex in Northeast Crescent Heights! Move-in ready with immediate possession available.

This home features fresh paint and an open-concept main living space with a spacious living room, a beautiful kitchen with new stainless steel appliances, an island, a corner pantry, and there is a dining room. The rest of the main floor offers the large primary bedroom with a walk-in closet, a 2nd bedroom, and a stunning, newly renovated 3-piece bathroom. The finished and updated basement offers a family room, a 4-piece bathroom, an additional bedroom, and a laundry/storage room. Outside, the front yard is landscaped with a long concrete parking pad. The backyard includes a deck, patio area, a fully fenced yard, and a shed. Recent upgrades from 2021 were a new roof, exterior doors and windows, siding, a remodeled kitchen with maple cabinets, new flooring, trim, and plumbing fixtures. The attic insulation was increased to R60, and an extra 2 inches of R8 styrofoam insulation was added to the inside of the exterior walls bringing them to R20. The joist spaces between the floors were filled with sound-deadening insulation and the joists were strapped with sound-silencing metal resilient channel before installing all new drywall. An extra 1/2" of drywall was added to the existing 5/8" drywall on each side of the center party wall for added soundproofing. This gem won't last long! Call today to



schedule a viewing!

Built in 1976

Essential Information

MLS® #	A2161690
Price	\$267,800
Sold Price	\$287,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	992
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	911 22 Street Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 1L8

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 31st, 2024
Date Sold	September 18th, 2024
Days on Market	18
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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