

\$397,400 - 1939 16 Avenue Se, Medicine Hat

MLS® #A2162637

\$397,400

4 Bedroom, 2.00 Bathroom, 1,563 sqft

Residential on 0.14 Acres

Crestwood-Norwood, Medicine Hat, Alberta

Welcome to 1939 16 AVE. SE, a beautifully renovated 2-storey, 3/1-bedroom, 2-bathroom character home that seamlessly blends classic charm with modern convenience. With 1,825 sq. ft. of thoughtfully updated living space, this home offers a unique opportunity for comfort and style in a coveted neighborhood.

Key Features:

Modern Upgrades: Enjoy peace of mind with recent upgrades including a 100-amp electrical panel with newer wiring, updated plumbing, a tankless hot water system, and a high-efficiency furnace with central air conditioning. The home has been meticulously renovated with enhanced insulation, new drywall, and PVC windows throughout.

Elegant Interior: Step inside to discover beautiful bamboo flooring that flows throughout the home. The kitchen is featuring stunning cherry wood cabinets and sleek stainless-steel appliances.

Exterior Excellence: The home's exterior boasts durable stucco siding and asphalt shingles. The newly constructed triple garage is a standout feature, designed with mechanics and hobbyists in mind. It includes a 6" concrete floor, heating, room for a car lift, inset built-in workbenches, and three single



garage doors with openers.

Outdoor Living: The property is beautifully landscaped, offering multiple spots for outdoor entertaining. Enjoy gatherings with family and friends in your private outdoor oasis.

Convenience and Parking: The home features a double front driveway and additional off-street parking accessible from the alley behind the garage, ensuring ample space for vehicles and guests.

Prime Location:

Located close to schools, a swimming pool, tennis courts, and shopping, this home offers unparalleled convenience and accessibility. Everything you need is just a short distance away, making it the perfect place to settle in and enjoy.

Built in 1912

Essential Information

MLS® #	A2162637
Price	\$397,400
Sold Price	\$390,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,563
Acres	0.14
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1939 16 Avenue Se
Subdivision	Crestwood-Norwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 3T2

Amenities

Parking Spaces	7
Parking	Off Street, Parking Pad, Triple Garage Detached

Interior

Interior Features	Vinyl Windows, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Courtyard, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	September 4th, 2024
Date Sold	November 20th, 2024
Days on Market	76
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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