

# \$279,900 - 55 Hamilton Court Ne, Medicine Hat

MLS® #A2171334

**\$279,900**

3 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.12 Acres

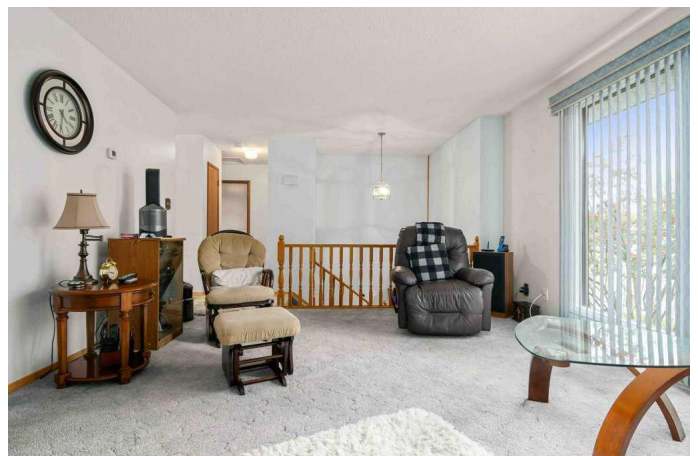
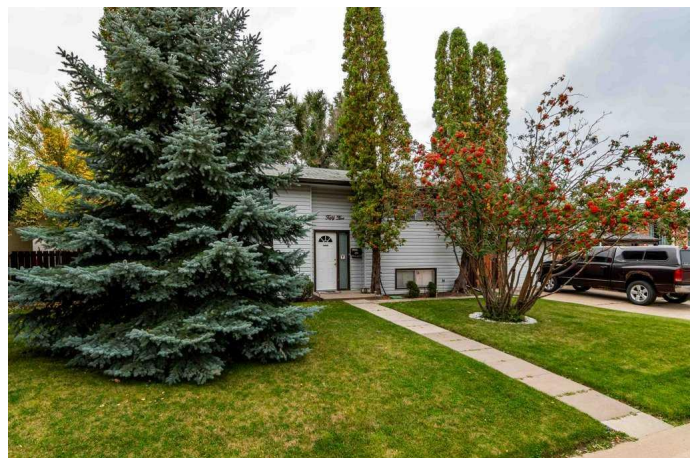
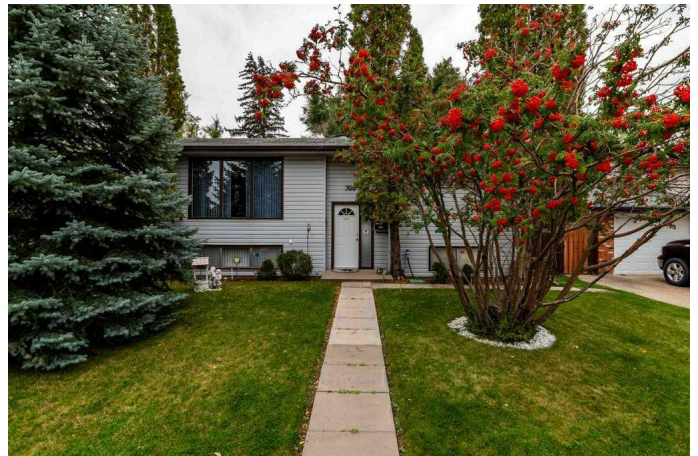
Northeast Crescent Heights, Medicine Hat,  
Alberta

Welcome to 55 Hamilton Court NE! This well-maintained home boasts 3 spacious bedrooms, with the potential to easily convert to a 4th. Enjoy the convenience of 2 bathrooms and a large, landscaped yard, perfect for outdoor activities and potential garage construction. Fenced yard with a portable garage and shed, plus a generous deck off the dining area—ideal for entertaining! Updated Kitchen with modern vinyl plank flooring, sleek countertops, and a stylish tile backsplash. The basement bedroom features a spacious walk-in closet. Newer hot water tank and underground sprinklers in the front yard. Functional laundry room with ample storage space for all your needs. Located within walking distance to schools, shopping, and the Big Marble Recreation Center, this home is perfect for first-time buyers looking for a clean, move-in ready property. Don't miss out on this fantastic opportunity!

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2171334  |
| Price      | \$279,900 |
| Sold Price | \$271,225 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 911         |
| Acres          | 0.12        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 55 Hamilton Court Ne       |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C 1J2                    |

### Amenities

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 2                        |
| Parking        | Alley Access, Off Street |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)                               |
| Appliances        | Wall/Window Air Conditioner, Dryer, Refrigerator, Range Hood, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | Wall Unit(s)                                                                                     |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Storage                                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Many Trees, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Stucco, Vinyl Siding                                                 |
| Foundation        | Poured Concrete                                                      |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 7th, 2024 |
|-------------|-------------------|

|                |                    |
|----------------|--------------------|
| Date Sold      | November 3rd, 2024 |
| Days on Market | 27                 |
| Zoning         | R-LD               |
| HOA Fees       | 0.00               |

### **Listing Details**

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

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