

\$259,800 - 253 4 Street Nw, Medicine Hat

MLS® #A2178150

\$259,800

2 Bedroom, 2.00 Bathroom, 776 sqft

Residential on 0.14 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

This Riverside bungalow is a must-see and as cute as a button. It showcases extreme pride of ownership and meticulous attention to detail. The main floor boasts beautiful vinyl plank flooring and features an adorable, colorful kitchen with updated counters, a stylish backsplash, and a full appliance package. The dining area includes a built-in eating nook and there is a nice-sized living room with a tasteful paint colour. The updated 4-piece bathroom includes a charming clawfoot tub, and there are two cozy bedrooms that complete the main level. The finished basement provides a recreation room, a two-piece bathroom, ample storage space, and a laundry room including a laundry sink, washer, and dryer. The backyard is a true oasis, featuring a 9x10 sunroom/greenhouse, a 24x14 workshop that could be converted back into a garage, and stunning garden beds. Parking is no issue with a metal carport in the back over a concrete parking pad with alley access and a parking gate. Additionally, a long concrete driveway in the front is perfect for RV parking. The front yard is maintenance-free! Nearly all the windows have been updated, the insulation has been upgraded, and the home includes a two-zone high-efficiency furnace (approx 2007), a high-efficiency hot water tank, central a/c approx 6 years old, 100 Amp electrical, and a metal roof that is approx 6 years old. This home is packed with features that make it stand out â€” donâ€™t miss your



chance to see it!

Built in 1947

Essential Information

MLS® #	A2178150
Price	\$259,800
Sold Price	\$265,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	776
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	253 4 Street Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6M5

Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, Parking Pad, Concrete Driveway, Carport, Multiple Driveways, Plug-In, RV Access/Parking

Interior

Interior Features	Closet Organizers, Storage
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Features Garden, Rain Barrel/Cistern(s)
Lot Description Back Yard, Garden
Roof Metal
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed November 8th, 2024
Date Sold November 12th, 2024
Days on Market 4
Zoning R-LD
HOA Fees 0.00

Listing Details

Listing Office RIVER STREET REAL ESTATE

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