

\$277,900 - 175 7 Street Nw, Medicine Hat

MLS® #A2181581

\$277,900

2 Bedroom, 1.00 Bathroom, 1,097 sqft

Residential on 0.14 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Excellent property located in sought after area of NWCH close to shopping, schools, parks and bus stop. This charming bright bungalow that has an incredible street appeal boasts features including a spacious main floor layout of 1097 sq/ft, gorgeous hardwood floors, south facing windows that beam bright light throughout the kitchen and dining area. Once inside the first thing you will notice is how well the property has been maintained with minimal wear and tear for the year. The main floor offers the typical 2 bedroom, 1 full bath arrangement with a large living room that will accommodate large pieces of furniture or a family gathering. The kitchen and dining are combined and include a sit down breakfast bar to enjoy your morning coffee and the view of the spacious, well landscaped back yard....plus the 17'x10' deck off the patio doors for those outdoor BBQ's. The basement is and open book and includes a huge family room, office (that was a bedroom but requires a larger window to comply) and utility room with next to new furnace and hot water tank. The pride of ownership is abundant with how well this property has been taken care of. The yard is just as impressive with a fully fenced and landscaped south facing back yard that keeps things private and abundant parking in the front or a spot off the back alley. There is a 14'x22' detached garage as well as covered parking on the driveway to keep the vehicles from the elements. All appliances are included



(sold as is) and quick possession is a possibility. Call today to book your personal viewing!

Built in 1958

Essential Information

MLS® #	A2181581
Price	\$277,900
Sold Price	\$271,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,097
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	175 7 Street Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6N5

Amenities

Parking Spaces	2
Parking	Single Garage Detached, Attached Carport

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Breakfast Bar, Dry Bar
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas, High Efficiency

Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, See Remarks
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Landscaped, Back Lane, City Lot, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 30th, 2024
Date Sold	December 19th, 2024
Days on Market	18
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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