

\$299,900 - 840 Black Boulevard Nw, Medicine Hat

MLS® #A2193817

\$299,900

4 Bedroom, 2.00 Bathroom, 900 sqft

Residential on 1.53 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

If you are looking for a SOLID bungalow, three bedroomd on one level, two full bathrooms (lower level has a walk-in shower) located close to Schools and great shopping, parks and wonderful recreational facilities, completely fenced and landscaped, look no further. This property is a must to see. Priced to sell quickly WITH quick possession if needed, very easy to view. This bungalow has been owned by the same owners since 1980 and is very well taken care of. Front off street parking (3 vehicles have fit). There's a huge back yard with alley access (no overhead power poles) where a triple garage could be built. Some unique features include: Full appliance package included with the sale, including garden shed, central air and all window coverings. ***The Seller will be offering Title Insurance in lieu of an RPR & City Compliance.

Built in 1964

Essential Information

MLS® #	A2193817
Price	\$299,900
Sold Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	900



Acres	1.53
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	840 Black Boulevard Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 7B4

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Storage, Dry Bar
Appliances	Electric Stove, Microwave, Refrigerator, Window Coverings, Central Air Conditioner, See Remarks, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Storage, Private Entrance, Private Yard
Lot Description	Back Lane, Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	February 11th, 2025
Date Sold	February 20th, 2025
Days on Market	9

Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office RIVER STREET REAL ESTATE

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