

\$448,900 - 763 Mccutcheon Drive Nw, Medicine Hat

MLS® #A2198272

\$448,900

3 Bedroom, 3.00 Bathroom, 1,164 sqft

Residential on 0.17 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

This beautifully updated 4-level split has been lovingly maintained by its long-time owners, and it shows in every detail! Tucked in an amazing location, this home offers breathtaking sunset views from the large front windows, while out the back gate, you'll discover a hidden neighbourhood park/playground—a true local treasure! Step inside to a gorgeous dream kitchen, recently replaced, featuring beautiful quartz countertops, stunning cabinetry, and a perfectly positioned sink overlooking the beautifully landscaped yard. Every inch of this home is 10/10, featuring updated flooring, modern lighting, vinyl windows, exterior doors, fresh paint, updated bathrooms, newer shingles, and so much more! Outside, the heated detached oversized single garage is a fantastic bonus, offering room to park a vehicle plus dedicated workshop space—perfect for hobbies, storage, or projects. This home truly radiates pride of ownership, inside and out. This is the kind of home where memories are made—warm, welcoming, and move-in ready. Don't miss out—this gem won't last long!

Built in 1968

Essential Information

MLS® # A2198272

Price \$448,900



Sold Price	\$438,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,164
Acres	0.17
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	763 Mccutcheon Drive Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6X9

Amenities

Parking Spaces	3
Parking	Driveway, Off Street, Parking Pad, Front Drive, Garage Faces Front, Heated Garage, Oversized, Single Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other, Private Yard, Garden
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, See Remarks, Views, Garden, Greenbelt, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Date Sold	March 29th, 2025
Days on Market	23
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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