

# \$349,800 - 966 17 Street Ne, Medicine Hat

MLS® #A2211399

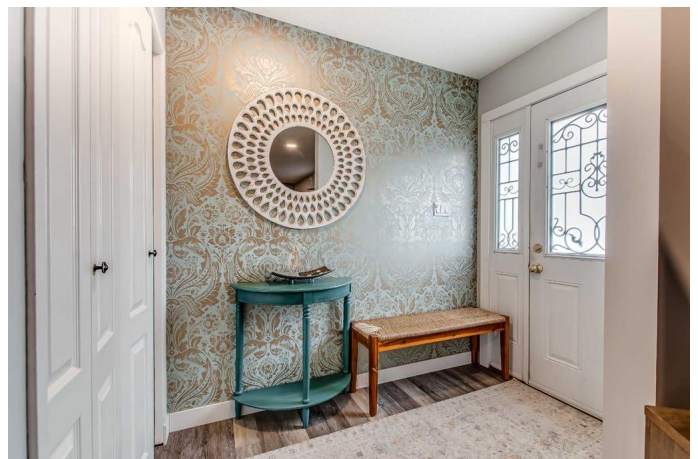
**\$349,800**

4 Bedroom, 3.00 Bathroom, 1,157 sqft

Residential on 0.14 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

This well-maintained 4-level split is ideally situated in Crescent Heights and offers plenty of space, style, and recent updates—plus a 24x26 double detached garage. Step inside to a bright and spacious living room featuring modern paint tones and durable vinyl plank flooring, which flows seamlessly into the beautifully updated kitchen. Here, you'll find stunning two-tone cabinetry, a full stainless steel appliance package, and a nice dining area. Upstairs, there are three generously sized bedrooms, including a primary suite with a charming two-piece en suite. The main four-piece bathroom has also been tastefully updated. The third level offers a warm and inviting family room with a wood-burning fireplace, perfect for relaxing evenings, and an additional three-piece bathroom. The fully developed basement includes a rec room, a fourth bedroom (window does not meet egress), and a laundry/storage area. Outside, enjoy a large, fully fenced backyard complete with underground sprinklers, a brand-new wood deck, patio space, and convenient bonus parking pads at both the front and rear of the property, including space for an R.V. Notable upgrades include central A/C (2 years), a hot water tank (4 years), some newer windows, and recent updates to the shingles, as well as some of the lighting and flooring, all within the last 6 years. This is a solid, move-in-ready home with nothing left to do but unpack.



Don't miss your chance"call today to schedule your private tour!

Built in 1976

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2211399      |
| Price          | \$349,800     |
| Sold Price     | \$388,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,157         |
| Acres          | 0.14          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 966 17 Street Ne           |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C 1M6                    |

Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Parking Pad, Double Garage Detached, Off Street |

Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | Other       |
| Heating           | Forced Air  |
| Cooling           | Central Air |
| Fireplace         | Yes         |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Wood Burning   |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Other                                       |
| Lot Description   | Standard Shaped Lot, Underground Sprinklers |
| Roof              | Shingle                                     |
| Construction      | Mixed                                       |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Date Sold      | April 22nd, 2025 |
| Days on Market | 8                |
| Zoning         | R-LD             |
| HOA Fees       | 0.00             |

## Listing Details

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

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