

# \$245,000 - 276 Connaught Drive Sw, Medicine Hat

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MLS® #A2222818

## \$245,000

3 Bedroom, 2.00 Bathroom, 968 sqft  
Residential on 0.14 Acres

Connaught, Medicine Hat, Alberta

Step into this inviting 3-bedroom, 1.5-bathroom home, perfectly situated in a great neighborhood. Upstairs, you'll find a well-designed layout featuring a functional kitchen, a bright dining area ideal for family meals, and a cozy yet generous living room just off the main entry—perfect for welcoming guests or relaxing at the end of the day. Two comfortable bedrooms and a full 4-piece bathroom complete the upper level. Downstairs offers even more space to enjoy, with a warm and versatile family room, a third bedroom that's perfect for guests or a home office, a convenient laundry room, and storage to keep everything organized. Outside, the backyard truly shines as a private retreat. Lush greenery surrounds a thoughtfully designed outdoor space, offering a peaceful atmosphere for morning coffee, weekend barbecues, or simply unwinding. Located close to downtown, schools, daycares, and shopping, this home combines everyday convenience with cozy charm, making it an ideal choice for families, professionals, or anyone looking to enjoy the best of both comfort and location. Don't miss the opportunity to make this lovely home your own.

Built in 1957

## Essential Information

MLS® #                      A2222818



|                |             |
|----------------|-------------|
| Price          | \$245,000   |
| Sold Price     | \$235,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 968         |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 276 Connaught Drive Sw |
| Subdivision | Connaught              |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1A 5H8                |

### Amenities

|         |                               |
|---------|-------------------------------|
| Parking | Concrete Driveway, Off Street |
|---------|-------------------------------|

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | None                    |
| Heating           | Natural Gas, Forced Air |
| Cooling           | Central Air             |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Lane, Level, Street Lighting, Treed, Views |
| Roof              | Asphalt Shingle                                 |
| Construction      | Mixed                                           |
| Foundation        | Poured Concrete                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | May 21st, 2025    |
| Date Sold      | August 10th, 2025 |
| Days on Market | 81                |
| Zoning         | R-LD              |
| HOA Fees       | 0.00              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY |
|----------------|------------------------|



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