

\$350,000 - 487 Hilton Crescent Ne, Medicine Hat

MLS® #A2227349

\$350,000

3 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.12 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

This inviting bi-level is located on a quiet, family-friendly crescent in NE Crescent Heights—just a short walk from a nearby park (with basketball court and playground) and close to schools, walking paths, and everyday amenities. The main floor features 2 comfortable bedrooms, a full bathroom, and a bright living area. The kitchen includes classic white cabinetry and leads directly onto the patio deck, overlooking the south-facing backyard—offering plenty of sunshine all day long. Downstairs, the fully developed basement includes a 3rd bedroom, a 2nd full bathroom, and a dedicated office or flex room, perfect for working from home or accommodating guests. This home is well-equipped with newer vinyl windows, updated blinds, hot water tank (2023), and a brand-new A/C installed in the summer of 2024 for year-round comfort. Outside, the large backyard provides a private and peaceful setting, complete with RV/camper or boat parking, a concrete patio tucked beside mature cedar trees, and underground sprinklers (manual control) to keep your lawn green and low-maintenance. It's the perfect space for entertaining or relaxing around a firepit. The single detached garage is fully finished, insulated, and heated with a ceiling-mounted electric heater, and the interior has been freshly painted, making it a great spot for workshop, gym, or additional storage. This lovingly maintained home offers



comfort, functionality, and a great location.
Book a showing with your favourite real estate agent today!

Built in 1975

Essential Information

MLS® #	A2227349
Price	\$350,000
Sold Price	\$343,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.12
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	487 Hilton Crescent Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 1E4

Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard, Storage
Lot Description Back Yard, Landscaped, Lawn, Rectangular Lot, Standard Shaped Lot,
Street Lighting, Underground Sprinklers
Roof Asphalt Shingle
Construction Stucco, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2025
Date Sold June 13th, 2025
Days on Market 8
Zoning R-LD
HOA Fees 0.00

Listing Details

Listing Office 2 PERCENT REALTY

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