

\$202,900 - 1696 17 Street Se, Medicine Hat

MLS® #A2227939

\$202,900

3 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.09 Acres

Crestwood-Norwood, Medicine Hat, Alberta

Welcome to this charming and well-maintained half duplex in the heart of Crestwood! This 3-bedroom, 1 bathroom half duplex home offers an incredible opportunity for first time home buyers or investors seeking a solid revenue property. With 2 bedrooms on the main floor, an additional bedroom downstairs, and an office space - there's room and flexibility for family, guests, a home office or storage. The 4-piece bathroom on the main level is clean and functional. Not to mention, the property is move-in ready with immediate possession available. The home includes practical updates where it counts: a newer roof (2017), and a Lennox furnace and A/C (2006), offering peace of mind and comfort. Enjoy a private backyard complete with a shed, ideal for gardening or storage. Located close to schools, walking paths, shopping, the Stampede grounds, and other amenities, this is a great opportunity to own an affordable home in a well-established neighbourhood. Whether you're a first-time buyer, investor, or someone looking for a project to add your personal touch to, this home is full of potential!



Built in 1972

Essential Information

MLS® #	A2227939
Price	\$202,900
Sold Price	\$212,121

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Sold

Community Information

Address	1696 17 Street Se
Subdivision	Crestwood-Norwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 2B2

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Membrane
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Date Sold	June 6th, 2025
Days on Market	1
Zoning	LD-R
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
----------------	------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.