

# \$399,900 - 43 Hamilton Court Ne, Medicine Hat

MLS® #A2241685

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.20 Acres

Northeast Crescent Heights, Medicine Hat,  
Alberta

This well-cared-for 4-level split is located on a huge lot in desirable NE Crescent Heights, tucked into a quiet court just steps from schools, shopping, and the Big Marble Go Centre. It's the ideal family-friendly location with space and updates throughout. The main floor features vaulted ceilings and beautiful hardwood floors, creating a bright, welcoming living space. The kitchen was renovated in the early 2000s and offers a sit up island, Gas range and excellent cabinet space.

Upstairs you'll find 3 bedrooms, including a primary suite with 2-piece ensuite. The third level offers a spacious family room with a wood-burning fireplace (with blower fan) and a 4th bedroom. The lower level features a games room complete with a wet bar – perfect for entertaining. The home also has an insulated attached single garage with electricity. Extra parking or RV parking in back

Key Updates & Features: Vinyl windows (except large front window), Heated tile flooring in the back entrance, Updated electrical panel (2005), Furnace replaced in 2009, Shingles replaced ~5 years ago, New central A/C (2025)

This home offers functionality, comfort, and a highly sought-after NE Crescent Heights location.

Book your private showing today!



Built in 1975

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2241685      |
| Price          | \$399,900     |
| Sold Price     | \$415,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,282         |
| Acres          | 0.20          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 43 Hamilton Court Ne       |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C 1J2                    |

## Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                           |
| Parking        | Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached, Paved |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Storage, Vaulted Ceiling(s), Wet Bar                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                           |
| Cooling           | Central Air                                                                                                       |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |

|              |                           |
|--------------|---------------------------|
| Fireplaces   | Family Room, Wood Burning |
| Has Basement | Yes                       |
| Basement     | Finished, Full            |

**Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Other                          |
| Lot Description   | Back Lane, City Lot, Irregular |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, See Remarks             |
| Foundation        | Poured Concrete                |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Date Sold      | July 27th, 2025 |
| Days on Market | 4               |
| Zoning         | R-LD            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

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