

# \$489,000 - 56 Craven Place Se, Medicine Hat

MLS® #A2210090

**\$489,000**

3 Bedroom, 2.00 Bathroom, 1,221 sqft

Residential on 0.19 Acres

Crestwood-Norwood, Medicine Hat, Alberta

Envision yourself residing in your dream custom-designed residence, boasting breathtaking views. This exquisite three-level split home showcases extensive renovations and enhancements, including new triple-glazed windows (with updated window screens), a new vinyl sliding patio door, modern flooring, stylish light fixtures, upgraded bathrooms, and much more. As you enter the main level, you are welcomed by a spacious foyer leading into the living room, which is bathed in natural light from the gable windows, further enhanced by a large window that frames a stunning view. This inviting and warm environment is ideal for family gatherings and entertaining, featuring the comfort of a gas fireplace and direct access to the backyard. Ascend to the upper level to take in even more impressive views from the dining and kitchen areas. Experience the practicality of a well-equipped kitchen, offering generous counter space and ample storage cabinets. The kitchen and dining area conveniently lead to a balcony, where you can enjoy captivating city vistas that highlight the property's remarkable surroundings. Additionally, the upper level features a half bath for guests and a flexible area that can serve multiple purposes, whether as a formal dining room, living area, or office/den. The basement comprises two bedrooms, including a primary suite with an ensuite bathroom, along with an additional full bathroom. Notably, large triple-glazed windows throughout the



basement ensure that each level, including the basement, offers spectacular views of the property. Step outside to the expansive backyard, which includes a greenhouse, shed, and stunning city views. This outdoor space is designed for versatile enjoyment, perfect for cozy bonfires, barbecues, morning coffee, or simply appreciating the beautiful landscape. The property also provides convenient RV and boat parking, accommodating all your recreational vehicles. Additionally, the oversized single attached garage features a spacious workbench area for storage and hobbies. Located in the charming Craven Place, this residence is conveniently situated near schools, a pool, tennis courts, and shopping centers, making it an ideal choice for your family. Don't miss the chance to experience this exceptional home—schedule your viewing today!

Built in 1976

**Essential Information**

MLS® #	A2210090
Price	\$489,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,221
Acres	0.19
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	56 Craven Place Se
Subdivision	Crestwood-Norwood

City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 7T1

### Amenities

Parking Spaces	6
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting, Garden
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	20
Zoning	R-LD

### Listing Details

Listing Office	Century 21 Foothills South Real Estate
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