

# \$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® #

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Price	\$245,000
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	Active

### 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
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### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
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

Days on Market 25

Zoning R-LD

## Listing Details

Listing Office ROYAL LEPAGE COMMUNITY



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