

# \$430,000 - 9 Carry Court Se, Medicine Hat

MLS® #A2234139

## \$430,000

3 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0.14 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Welcome to this fantastic, well-cared-for family home offering comfort, space, and convenience in a desirable central location.

This charming 4 level split design features three generously sized bedrooms on the upper level, including a 2 piece ensuite in the primary perfect for families needing room to grow. Step inside to a bright and inviting main living area, ideal for both everyday living and entertaining.

The functional layout includes a spacious kitchen, cozy dining area, and a welcoming family room that's perfect for relaxing evenings with large windows throughout letting in loads of airy natural light. The kitchen has a country style concept allowing for good open space, a full stainless steel appliance package and access out to your back covered deck and yard. The lower level is home to a large family room that allows for access into your attached garage, and overflow flex space, a 3 piece bathroom and laundry room combined and a cozy brick faced fireplace. The basement is home to great storage and a large recreational space with room for a 4th bedroom should you require one. The home has been lovingly maintained, with thoughtful updates and pride of ownership evident throughout. Additional highlights include a double attached heated garage, offering plenty of space for vehicles, an storage. A fully landscaped and fenced yard with a shed for additional storage and underground sprinkler front and back. Situated on a well-sized lot in a prime central



neighborhood, youâ€™re just minutes from schools, parks, shopping, and other everyday amenitiesâ€”making this the ideal place to call home. Whether youâ€™re starting a new chapter or looking for a move-in-ready space to raise your family, this home checks all the boxes. Donâ€™t miss out on this opportunity. Updates over the years include: the roof in 2021, AC and furnace in 2017, windows done throughout 2015/2016, garage door in 2019, and the hoot water tank in 2024.

Built in 1985

**Essential Information**

MLS® #	A2234139
Price	\$430,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,231
Acres	0.14
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	9 Carry Court Se
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B3Y2

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Central Vacuum, Vinyl Windows

Appliances Dishwasher, Freezer, Gas Range, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Basement None

## Exterior

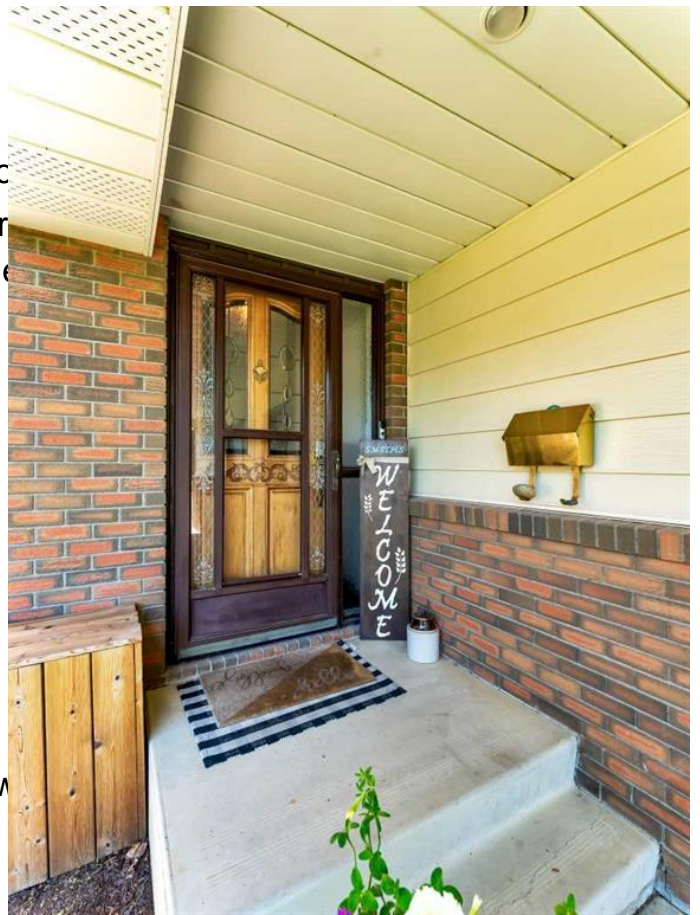
Exterior Features Other

Lot Description Back Lane, Landscaped, Lawn

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete



## Additional Information

Date Listed July 2nd, 2025

Days on Market 2

Zoning R-LD

## Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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