

# \$400,000 - 2517 22 Avenue Se, Medicine Hat

MLS® #A2235134

**\$400,000**

4 Bedroom, 2.00 Bathroom, 907 sqft

Residential on 0.14 Acres

Crestwood-Norwood, Medicine Hat, Alberta

Welcome to this updated bi-level home in desirable Crestwood. Offering 4 bedrooms, 2 full bathrooms, and a double detached garage with a new roof and gas line, this home is move-in ready. The bright kitchen features custom pull-out cupboards and new appliances for efficient storage and modern convenience. New vinyl windows and a new washer and dryer add to the home's appeal. Enjoy the convenience of a BBQ gas line on the deck. Major mechanicals including the A/C, furnace, and hot water tank were all replaced around 2017. A carefully crafted yard offers mature grape vines and inviting green space. Located in a quiet, established neighborhood close to parks, schools, and amenities, just around the corner from the Farmers' Market and Stampede grounds, this home checks all the boxes.

Built in 1972

## Essential Information

MLS® #	A2235134
Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	907
Acres	0.14
Year Built	1972



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	2517 22 Avenue Se
Subdivision	Crestwood-Norwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1B7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Barbecue, BBQ gas line, Fire Pit
Lot Description	Back Lane, Garden, Landscaped, Standard Shaped Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	3
Zoning	R-LD

### **Listing Details**

Listing Office	CIR REALTY
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