

\$445,000 - 2591 22 Avenue Se, Medicine Hat

MLS® #A2252346

\$445,000

5 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.18 Acres

Crestwood-Norwood, Medicine Hat, Alberta

Step into this beautifully renovated 5-bedroom bi-level, perfectly positioned on a peaceful street yet just minutes from all the amenities you need. This home showcases a long list of modern upgrades that highlight true pride of ownership—“from newer windows and doors to contemporary flooring, updated trim, and freshly painted walls and cabinets. The main floor welcomes you with an airy open-concept layout, thanks to the removal of the dividing wall, allowing natural light to pour in throughout the space. The heart of the home is the spacious kitchen, featuring refreshed cabinetry, updated counters, new appliances, and a massive island ideal for entertaining or everyday family living. You'll find three generous bedrooms upstairs, including a primary with a private 2-piece ensuite, a full main bath, and the added convenience of main floor laundry. Downstairs, the newly finished basement offers two additional bedrooms, a full bath, and a large family room with a flexible bonus area—“perfect for a home theater, playroom, bar, or whatever fits your lifestyle. Outside, a heated double garage and wide driveway provide ample parking, adding even more value to this turn-key property. Don't miss your chance to own this move-in-ready, modernized home—“book your showing today!

Built in 1973

Essential Information



MLS® #	A2252346
Price	\$445,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.18
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2591 22 Avenue Se
Subdivision	Crestwood-Norwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1B7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	5
Zoning	R-MD

Listing Details

Listing Office	EXP REALTY
----------------	------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.