

# **\$369,000 - 1938 17 Avenue Se, Medicine Hat**

MLS® #A2253002

**\$369,000**

3 Bedroom, 2.00 Bathroom, 1,190 sqft

Residential on 0.14 Acres

Crestwood-Norwood, Medicine Hat, Alberta

This lovely home situated in the desirable Crestwood neighborhood is move-in ready. At 1190 sq/ft and built in 1967 close to schools, Crestwood Swimming Pool, playgrounds and sports fields, it is being sold by the original owner who maintained it exceptionally well. It is a low maintenance home given its brick frontage, metal siding and new roof. The main floor has vaulted ceiling providing the open concept kitchen - dining room - living room with loads of natural light from large newly replaced windows. Completing the main floor is plenty of built-in storage that leads to the back outdoor living space. The upper level includes a master bedroom with a double closet with built in shelving, two additional bedrooms, a full 4-piece bathroom with jetted bathtub and a linen closet. All windows on this level have also been replaced. The lower level, above ground, offers an expansive family room, a large laundry room with washer and dryer and a 3-piece bathroom. The lowest level provides abundant storage and has 2 additional rooms (non-egress), perfect for a home office or exercise room. The backyard is fully fenced with a well kept grass area and accommodates an oversized double 22'x26' car garage with alley access. A garden shed and large covered patio complete the backyard providing a lovely shady area to enjoy warm evenings. The home includes all kitchen appliances (fridge, gas stove/oven and dishwasher), air conditioner and water softener. The front yard has underground



sprinklers and a covered carport. Evident in this beautiful home is the pride of ownership that comes from a family that lived long and well, making many memories in this well sought after neighborhood. Call today to book your personal viewing!

Built in 1967

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2253002      |
| Price          | \$369,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,190         |
| Acres          | 0.14          |
| Year Built     | 1967          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1938 17 Avenue Se |
| Subdivision | Crestwood-Norwood |
| City        | Medicine Hat      |
| County      | Medicine Hat      |
| Province    | Alberta           |
| Postal Code | T1A 3V4           |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                         |
| Parking        | Additional Parking, Double Garage Detached, Off Street, Parking Pad, Attached Carport, Concrete Driveway, Front Drive, Garage Door Opener |
| # of Garages   | 3                                                                                                                                         |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Jetted Tub, No Smoking Home, Pantry, |
|-------------------|---------------------------------------------------------------------|

|              |                                                                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              | Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows                                                                                                              |
| Appliances   | Dishwasher, Garage Control(s), Garburator, Gas Range, Range Hood, Refrigerator, Water Softener, Window Coverings, Wall/Window Air Conditioner, Gas Oven, Washer/Dryer |
| Heating      | Natural Gas, Boiler, Hot Water                                                                                                                                        |
| Cooling      | Wall/Window Unit(s)                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                                   |
| Basement     | Full                                                                                                                                                                  |

## Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Standard Shaped Lot, Street Lighting, Underground Sprinklers |
| Roof              | Membrane                                                                                                                          |
| Construction      | Concrete, Stucco, Vinyl Siding, Wood Frame, Brick                                                                                 |
| Foundation        | Poured Concrete                                                                                                                   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 53                  |
| Zoning         | R-LD                |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

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