

# \$324,500 - 185 8 Street Nw, Medicine Hat

MLS® #A2254074

**\$324,500**

3 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.17 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Welcome to 185 8 Street NW â€” A Charming, Move-In Ready Home in an Incredible Location!

This well-maintained home offers the perfect blend of comfort, space, and convenience, nestled in a highly walkable neighbourhood.

Within just a 5-minute stroll, you'll find everything from restaurants to a convenience store, parks, playgrounds, and schools â€” making this an ideal spot for families, professionals, or anyone seeking a vibrant community feel.

Curb appeal shines with mature trees and a spacious front driveway that easily accommodates two vehicles. Step inside to a warm and inviting living room featuring hardwood floors and large windows that flood the space with natural light.

The kitchen is thoughtfully laid out with ample counter space, generous cabinetry, and sleek black appliancesâ€”perfect for everyday cooking or entertaining guests. The main level also includes two generously sized bedrooms and a stylishly updated 4-piece bathroom. Downstairs, the fully developed basement offers even more living space with a third bedroom, an additional 3-piece bathroom, and a spacious family/rec room complete with a dry barâ€”ideal for movie nights, a games room, or a children's play area. A separate private side entrance adds potential for future suite development (subject to approvals).

Situated on a 60â€™ x 120â€™ lot,



thereâ€™s plenty of room in the backyard to build a garage or create your dream outdoor space.

Whether you're looking to move in right away, invest, or expand on whatâ€™s already here, 185 8 St NW is packed with potential. Donâ€™t miss out on this incredible opportunity!

Built in 1957

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254074    |
| Price          | \$324,500   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 913         |
| Acres          | 0.17        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 185 8 Street Nw            |
| Subdivision | Northwest Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1A6P2                     |

**Amenities**

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Parking Pad, RV Access/Parking |

**Interior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | Breakfast Bar, Separate Entrance, Vinyl Windows |
|-------------------|-------------------------------------------------|

|              |                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------|
| Appliances   | Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating      | Forced Air                                                                                            |
| Cooling      | Central Air                                                                                           |
| Has Basement | Yes                                                                                                   |
| Basement     | Full, Partially Finished                                                                              |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Other                                                                    |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Gazebo |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 10                  |
| Zoning         | R-LD                |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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