

# \$314,900 - 877 Stewart Drive Nw, Medicine Hat

MLS® #A2232936

**\$314,900**

3 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.14 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Welcome to 877 Stewart Drive NW!!  
Charming, Updated & Move-In Ready!  
This 3-bedroom, 2-bathroom gem is packed with upgrades and perfect for first-time buyers or anyone looking to downsize without compromising on space or comfort. Thoughtfully maintained and super clean, this home offers peace of mind with a long list of recent improvements. Step inside to a newer kitchen featuring quartz countertops and a full appliance package, ideal for everyday living and entertaining. The main floor bathroom has been tastefully updated, and the attic insulation was upgraded to R50 in 2024, enhancing energy efficiency year-round. Other major upgrades include new exterior and storm doors, vinyl windows (2024), newer high-efficiency furnace and hot water tank, and shingles, all adding to the home's value and comfort. The ducts were professionally cleaned in Fall 2024, ensuring a fresh start for the new owner. Outside, enjoy a spacious yard, covered concrete patio, oversized single garage, RV parking, and a newer fence—ideal for outdoor living and extra storage. The brick and stucco exterior offers timeless curb appeal and low maintenance. Located close to Big Marble Centre, schools, shopping, and walking paths, this home offers the perfect balance of convenience and tranquility. Please note: the basement bedroom window does not meet current egress standards. Don't miss your chance



to own this beautifully updated, move-in-ready home.

Built in 1964

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232936    |
| Price          | \$314,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 930         |
| Acres          | 0.14        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 877 Stewart Drive Nw       |
| Subdivision | Northwest Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1A7C2                     |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | 220 Volt Wiring, Garage Door Opener, Off Street, Oversized, Rear Drive, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1   |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows   |
| Appliances        | Central Air Conditioner, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas   |
| Cooling           | Central Air  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Back Yard, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                                 |
| Construction      | Brick, Stucco                                   |
| Foundation        | Poured Concrete                                 |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 20th, 2025 |
| Zoning      | R-LD            |

### Listing Details

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

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