

# \$299,900 - 1260 Division Avenue Nw, Medicine Hat

MLS® #A2244544

## \$299,900

3 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.15 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Beautifully maintained 3-bedroom, 2-bathroom home offering excellent value at \$299,900.

Situated on a large lot with great curb appeal, this property features recent updates including flooring, paint, lighting, bath fixtures, HWT and new shingles. The fully developed basement adds extra living space with a family room, stylish bathroom, bedroom and a flex room that could easily be converted into a 4th bedroom. Off-street parking includes a driveway to a single garage, plus extra space for an RV or future garage development. The yard is immaculate, showing true pride of ownership. Located near Crescent Heights High School, shopping, and recreation. A move-in-ready home in a desirable location—book your showing today!

Built in 1958

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244544    |
| Price          | \$299,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 954         |
| Acres          | 0.15        |
| Year Built     | 1958        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1260 Division Avenue Nw    |
| Subdivision | Northwest Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1A5Y9                     |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                          |
| Parking        | Alley Access, Off Street, Single Garage Attached, Additional Parking, Concrete Driveway, RV Access/Parking |
| # of Garages   | 1                                                                                                          |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Storage, Bar, Laminate Counters                                 |
| Appliances        | Bar Fridge, Refrigerator, Washer/Dryer, Window Coverings, Range |
| Heating           | Forced Air, Natural Gas                                         |
| Cooling           | Central Air                                                     |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full                                                  |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                     |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding                                                              |
| Foundation        | Poured Concrete                                                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 3                |
| Zoning         | R-LD             |

### Listing Details

Listing Office

RE/MAX MEDALTA REAL ESTATE

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