

# \$272,500 - 1901 17 Avenue Se, Medicine Hat

MLS® #A2244708

## \$272,500

2 Bedroom, 1.00 Bathroom, 845 sqft

Residential on 0.14 Acres

Crestwood-Norwood, Medicine Hat, Alberta

Welcome to this charming and affordable home located on a desirable corner lot, close to shopping, parks, schools, and swimming! This property features a durable stucco exterior with newer entry doors. On the main floor you will find a bright living room with hardwood floors, 2 great sized bedrooms and a full 4 piece bathroom. Just off the kitchen, you can enjoy access to the backyard or make your way downstairs. The partially finished basement offers additional space and is ready for your personal touch. The fully fenced yard provides privacy and room to play or garden. Enjoy year-round comfort with a newer furnace. This is an ideal opportunity for first-time buyers, downsizers, or investors looking for value in a great neighborhood!

Built in 1959

### Essential Information

MLS® #	A2244708
Price	\$272,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	845
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	1901 17 Avenue Se
Subdivision	Crestwood-Norwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A3V3

### Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R-LD

### Listing Details

Listing Office	RIVER STREET REAL ESTATE
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