

\$389,900 - 1938 17 Avenue Se, Medicine Hat

MLS® #A2253002

\$389,900

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	\$389,900
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, Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener, Off Street, Parking Pad, Attached Carport
# 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, Wall/Window Air Conditioner, Washer/Dryer, Water Softener, Window Coverings, Gas Oven
Heating	Boiler, Hot Water, Natural Gas
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, 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	Brick, Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	1
Zoning	R-LD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.