

\$694,900 - 30 Preston Avenue Ne, Medicine Hat

MLS® #A2253659

\$694,900

5 Bedroom, 4.00 Bathroom, 2,169 sqft

Residential on 0.15 Acres

Park View, Medicine Hat, Alberta

AMAZING VIEW LOT! Hitting the market for the first time, this one owner home awaits its new owners. Situated across from a green belt in the desirable Parkview Area, close to Police Point Park and the Medicine Hat Golf course, this 5 bedroom , 3.5 bathroom , 2 storey home is loaded with features. Moving up and to the right through the main entry leads you into a spacious living room with vaulted ceilings and tall windows (with a view !) . Moving to the left from the main entry takes you into a cozy family room with a gas fireplace and french doors leading out to the huge covered rear deck. Adjacent to this is a main floor office and a main floor laundry room with a 2-piece washroom. The doors to the ATTACHED TRIPLE GARAGE are here as well. (NOTE: in-floor heating in the garage) Next up is the custom kitchen with an elevated dishwasher (unique!) With a large island and a nice big space for a family sized dining table, this kitchen is ideal for hosting friends and for family gatherings. Heading upstairs takes us first to a beautiful sitting area with a gas fireplace and access to the upper deck. What a wonderful place to sit and read and enjoy the great view at any time of the year! This area then leads to the Primary bedroom with a full ensuite washroom , a walk-in closet , and another access to the upper deck. This deck spans the entire top length of the triple garage offering an unparalleled PANORAMIC VIEW! Also on the upper floor are 2 spacious bedrooms and another full washroom. Last but



not least is the basement level which is host to a second family room , 2 more bedrooms , the 3rd full washroom, and ample storage space including a hidden wine room! (Note: in-floor heating in the basement as well) To complete the package there is a private backyard with a large covered deck, and a huge front driveway offering parking for multiple vehicles and even room for an RV. Have a look then get in before the snow flies !

Built in 1996

Essential Information

MLS® #	A2253659
Price	\$694,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,169
Acres	0.15
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	30 Preston Avenue Ne
Subdivision	Park View
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C1R7

Amenities

Parking Spaces	3
Parking	Triple Garage Attached

of Garages 3

Interior

Interior Features Kitchen Island
Appliances Other
Heating In Floor, Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Other
Lot Description Back Yard, Creek/River/Stream/Pond, Landscaped, Environmental Reserve
Roof Other
Construction Brick, Stucco, Wood Frame
Foundation Wood

Additional Information

Date Listed September 4th, 2025
Days on Market 2
Zoning R-LD

Listing Details

Listing Office RE/MAX MEDALTA REAL ESTATE

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