

\$470,000 - 19 Violet Court Se, Medicine Hat

MLS® #A2260903

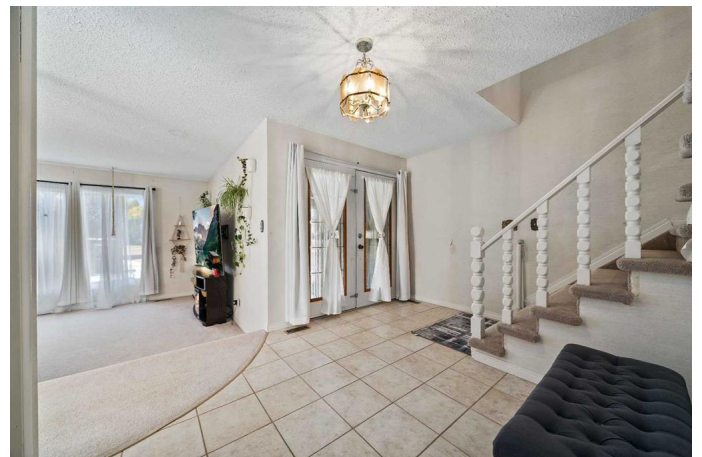
\$470,000

4 Bedroom, 4.00 Bathroom, 2,285 sqft

Residential on 0.99 Acres

NONE, Medicine Hat, Alberta

A golf lovers dream. This affordable home backs right onto the sixth green of the Connaught Golf Course. We all know how nice it is to drive along Primrose Drive and enjoy the mature well kept executive style homes that this area is filled with. Soon you could be making that drive to your own house in this neighborhood. This home is in the back of Violet Court and offers the classic two story look with its brick details, brick chimney and cedar shake roof. The covered front step leads into the large entry way that you would expect. As you would also expect, it has not one, but two sunken living rooms and a real wood burning fireplace. The kitchen and dining area are at the rear of the home where you can enjoy the deck (through the new sliding door), B.B.Q.ing and the golf course. It's a combination that's hard to beat. The entry to the heated garage is also only a few steps away from the kitchen. When you are in the main floor laundry room, make sure to check out the built in, fold down ironing board. Upstairs you will find four generous bedrooms with new vinyl windows, the master bed has an ensuite and the other three share a bathroom. One of the furnaces is new the other was inspected and serviced. New water softener. Additional water filtration on kitchen sink (7 stage reverse osmosis) New water heater. An abundance of insulation has been added to the attics. New washer and dryer. With five bedrooms in total there is a lot of home here and a lot to work with.



Built in 1978

Essential Information

MLS® #	A2260903
Price	\$470,000
Bedrooms	4
Bathrooms	4.00
Full Baths	1
Half Baths	3
Square Footage	2,285
Acres	0.99
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	19 Violet Court Se
Subdivision	NONE
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B2A2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Lighting
Lot Description City Lot, No Neighbours Behind, On Golf Course, Pie Shaped Lot
Roof Cedar Shake
Construction Brick, Concrete, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed September 30th, 2025
Days on Market 3
Zoning Residential

Listing Details

Listing Office SOURCE 1 REALTY CORP.

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