

\$487,500 - 35 Heritage Court Ne, Medicine Hat

MLS® #A2266619

\$487,500

5 Bedroom, 3.00 Bathroom, 1,297 sqft

Residential on 0.21 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Welcome home to 35 Heritage Court NE – a beautifully maintained bi-level tucked away on a peaceful cul-de-sac in a fantastic NE location. This spacious 5-bedroom home offers thoughtful design throughout, beginning with the stunning custom kitchen featuring a blend of crisp white cabinetry, warm walnut accents, and sleek quartz counters that make cooking and hosting a pleasure. The vaulted ceilings on the main floor add openness and natural light, making the heart of the home feel bright and welcoming. The main floor also offers two additional bedrooms, perfect for kids, guests, or a home office – each designed with comfort and function in mind. The primary suite is a true retreat with private access to the enclosed deck, a generous walk-in closet, and a 5-piece ensuite complete with dual sinks. Both the living room on the main level and the cozy family room downstairs provide excellent spaces for family life, movie nights, or entertaining guests. Functionality has been carefully considered – the mudroom/laundry area off the attached garage offers the storage and convenience busy households appreciate. Downstairs, the additional bedrooms are spacious and well-designed for comfort. Step outside and enjoy an incredible backyard setup: a large, enclosed deck to extend your outdoor season, underground sprinklers, and plenty of room for RV parking – a rare and valuable bonus! With newer windows, a newer roof, updated AC (2023), and Hunter Douglas



blinds already in place, this home is ready for you to move right in and enjoy. Don't wait - reach out to your favourite local REALTOR® to book a viewing and see everything this lovely home has to offer! Average Utilities are just under \$400 a month.

Built in 1998

Essential Information

MLS® #	A2266619
Price	\$487,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,297
Acres	0.21
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	35 Heritage Court Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 1X7

Amenities

Parking Spaces	5
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

	Microwave Hood Fan, R
	Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, See Rema
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	3
Zoning	R-LD

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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