

# \$369,000 - 1938 17 Avenue Se, Medicine Hat

MLS® #A2253002

**\$369,000**

3 Bedroom, 2.00 Bathroom, 1,190 sqft

Single Family 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! (id:6289)

Built in 1967

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2253002      |
| Price          | \$369,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 1,190         |
| Acres          | 0.14          |
| Year Built     | 1967          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 4 Level       |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1938 17 Avenue Se |
| Subdivision | Crestwood-Norwood |
| City        | Medicine Hat      |
| Province    | Alberta           |
| Postal Code | T1A3V4            |

**Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Playground, Schools, Shopping                               |
| Features       | Back lane, Wood windows, PVC window, No Smoking Home, Level |
| Parking Spaces | 4                                                           |
| Parking        | Carport, Concrete, Detached Garage, Other, Parking Pad      |
| # of Garages   | 3                                                           |

**Interior**

|            |                                                                                                                                                                              |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Refrigerator, Window/Sleeve Air Conditioner, Oven - gas, Water softener, Range - Gas, Dishwasher, Garburator, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|              |                                   |
|--------------|-----------------------------------|
| Heating      | Natural gas Hot Water             |
| Cooling      | Window air conditioner, Wall unit |
| Has Basement | Yes                               |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Brick, Concrete, Stucco, Vinyl siding   |
| Exterior Features | Landscaped, Lawn, Underground sprinkler |
| Construction      | Poured concrete, Wood frame             |
| Foundation        | Poured Concrete                         |

## Listing Details

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



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Listing information last updated on October 25th, 2025 at 1:05am PDT