

# \$349,800 - 966 17 Street Ne, Medicine Hat

MLS® #A2211399

**\$349,800**

4 Bedroom, 3.00 Bathroom, 1,157 sqft

Residential on 0.14 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

This well-maintained 4-level split is ideally situated in Crescent Heights and offers plenty of space, style, and recent updates—plus a 24x26 double detached garage. Step inside to a bright and spacious living room featuring modern paint tones and durable vinyl plank flooring, which flows seamlessly into the beautifully updated kitchen. Here, you’ll find stunning two-tone cabinetry, a full stainless steel appliance package, and a nice dining area. Upstairs, there are three generously sized bedrooms, including a primary suite with a charming two-piece en suite. The main four-piece bathroom has also been tastefully updated. The third level offers a warm and inviting family room with a wood-burning fireplace, perfect for relaxing evenings, and an additional three-piece bathroom. The fully developed basement includes a rec room, a fourth bedroom (window does not meet egress), and a laundry/storage area. Outside, enjoy a large, fully fenced backyard complete with underground sprinklers, a brand-new wood deck, patio space, and convenient bonus parking pads at both the front and rear of the property, including space for an R.V. Notable upgrades include central A/C (2 years), a hot water tank (4 years), some newer windows, and recent updates to the shingles, as well as some of the lighting and flooring, all within the last 6 years. This is a solid, move-in-ready home with nothing left to do but unpack.



Don't miss your chance"call today to  
schedule your private tour!

Built in 1976

### Essential Information

MLS® #	A2211399
Price	\$349,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,157
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	966 17 Street Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 1M6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Underground Sprinklers, Standard Shaped Lot
Roof	Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	April 14th, 2025
Days on Market	5
Zoning	R-LD

### Listing Details

Listing Office	RIVER STREET REAL ESTATE
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