

# \$314,900 - 1340 17 Street Se, Medicine Hat

MLS® #A2231833

**\$314,900**

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.29 Acres

Crestwood-Norwood, Medicine Hat, Alberta

Nestled on a massive corner lot in a mature and centrally located neighbourhood, this bungalow is full of possibilities. With 3 bedrooms, 1 bathroom, and original details throughout, this home is ready for your vision. Whether you're looking to restore its classic charm or update it with modern touches, there's room to make it truly yours.

The undeveloped basement adds plenty of storage space, while the detached single garage, expansive driveway, and RV parking offer an abundance of room for vehicles, trailers, and all your extras. In the backyard, you'll find a 487 sqft guest house (carriage house) with 1 bedroom, 1 bathroom, a kitchen, and living room, offering great potential for rental income, multi-generational living, or a dedicated workspace. The possibilities are wide open. Outside, you'll fall in love with the beautiful mature trees and the sense of space this expansive lot offers. Just minutes from Coulee trails, the Stampede grounds, schools, and everyday amenities, it's the prime location and generous lot size that make this property an ideal investment opportunity.



Built in 1954

## Essential Information

MLS® # A2231833

Price \$314,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.29
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1340 17 Street Se
Subdivision	Crestwood-Norwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 2A8

### **Amenities**

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Stove(s), Washer, Wall/Window Air Conditioner, Freezer
Heating	Forced Air, Natural Gas
Cooling	None, Wall/Window Unit(s)
Has Basement	Yes
Basement	Unfinished, See Remarks

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	8
Zoning	R-LD

## Listing Details

Listing Office	RIVER STREET REAL ESTATE
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