

# \$399,900 - 16 Red Deer Drive Sw, Medicine Hat

MLS® #A2220744

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,172 sqft

Residential on 0.13 Acres

SW Hill, Medicine Hat, Alberta

Discover this beautifully maintained 4-level split home offering stunning river views and exceptional curb appeal. Nestled in a quiet, centrally located neighbourhood, this home features 3 spacious bedrooms and 2.5 bathrooms, including a rare bathroom in the oversized single garage—perfect for hobbyists or a workshop setup.

Step inside to enjoy modern updates throughout, including durable laminate flooring, a high-efficiency furnace, tankless hot water system, and newer shingles. The fully fenced backyard provides a private oasis for relaxing or entertaining, while the circular driveway offers convenient and ample parking.

This home combines comfort, functionality, and charm in a serene setting—don't miss your chance to make it yours!

Built in 1974

## Essential Information

MLS® #	A2220744
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,172
Acres	0.13



Year Built	1974
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	16 Red Deer Drive Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4A4

### **Amenities**

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Freezer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Creek/River/Stream/Pond, Interior Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	6
Zoning	R-LD

## **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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