

# \$490,000 - 22 Iris Court Se, Medicine Hat

MLS® #A2228544

## \$490,000

4 Bedroom, 3.00 Bathroom, 1,459 sqft

Residential on 0.14 Acres

Connaught, Medicine Hat, Alberta

This is definately NOT a cookie cutter home. This property is located in one of Medicine Hat's most favored neighborhoods so book your appointment quickly. This front to back split has vaulted ceilings, open and bright and is a walkout with a seperate entry to the mother-in-law suite and 2nd family room, bedroom and full bathroom. Some features of this unique property include: spacious family room with white sudders, large dining room and a unique kitchen (with eat in area); up a few steps to the back of the home you will find three bedrooms, 4 pcs bathroom and the primary bedroom with it's 4 pcs ensuite and walk-in closet (exit to upper deck off master bedroom). A few steps down from the main floor you will find a second family room (wood burning fireplace) the fourth bedroom, another full bathroom AS WELL as a full kitchen for that special friend or family member. Seperate back entry makes this a perfect setting. The driveway is newly poured asphalt, Furnace approx. 2020, Hot water tank approx. 2021, C/A appox. 2021, Shingles appox. 2021. The home shows EXCELLENT. This property is being sold by the Executors of an ESTATE and as such will be SOLD as is/where is. The Seller is offering Title Insurance for the new buyers (to be processed by the lawyers) in lieu of RPR & Compliance. No warranties offered on the MANY un-attached goods FURNITURE IS NEGOTIABLE.

Built in 1979



## Essential Information

MLS® #	A2228544
Price	\$490,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,459
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	22 Iris Court Se
Subdivision	Connaught
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2S1

## Amenities

Parking Spaces	2
Parking	Asphalt, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Covered Courtyard, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Back Yard, Cul-De-Sac, Gazebo, Landscaped, On Golf Course, Pie Shaped Lot, Private, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 7th, 2025
Days on Market	11
Zoning	R-LD

## Listing Details

Listing Office	RIVER STREET REAL ESTATE
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