

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

MLS® #A2231833

\$314,900

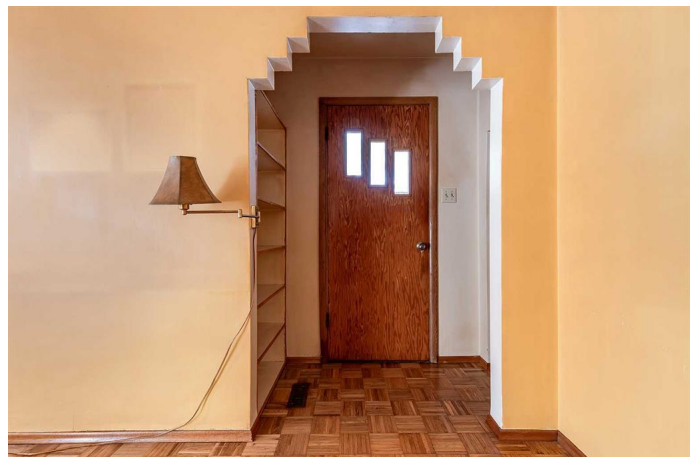
4 Bedroom, 2.00 Bathroom, 1,120 sqft

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 | 11 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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