

\$269,800 - 1303 Mccutcheon Place Nw, Medicine Hat

MLS® #A2234246

\$269,800

4 Bedroom, 1.00 Bathroom, 1,076 sqft

Residential on 0.16 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Located in NW Crescent Heights, this solid bungalow sits across from a walking path with plenty of street parking out front. It's a walking distance to the Big Marble Centre, shopping, parks, and schools, plus it's tucked away on a quiet cul-de-sac with quick access to the highway. The main floor features a good-sized living room with a large front window, a bright kitchen with dining space, three bedrooms, and a full 4-piece bathroom. Downstairs offers even more space with a second living area, a fourth bedroom (no closet), a den/workshop room, and a large laundry/utility space with plenty of storage. Outside, you'll find a fully fenced yard, a 24x24 detached garage, extra parking in the back, and a concrete pad out front. The hot water tank was replaced in 2019, and the shingles are approximately 5 years old. Whether you're looking for a first home, rental potential, or a property where you can build equity, this one's worth a look. Call today to view!

Built in 1972

Essential Information

MLS® #	A2234246
Price	\$269,800
Bedrooms	4
Bathrooms	1.00



Full Baths	1
Square Footage	1,076
Acres	0.16
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1303 Mccutcheon Place Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 7J5

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2025
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Zoning

R-LD

Listing Details

Listing Office

RIVER STREET REAL ESTATE

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