

# \$277,500 - 581 21 Street Ne, Medicine Hat

MLS® #A2190279

## \$277,500

3 Bedroom, 2.00 Bathroom, 650 sqft  
Residential on 0.08 Acres

Northeast Crescent Heights, Medicine Hat,  
Alberta

Current Buyers....for someone looking to  
downsize or possibly a starter home, this might  
be the property for you. This 1+2 bedroom, 2  
bathroom half duplex shows excellent and it is  
located in the NE close to ALL schools,  
GREAT recreational facilities, shopping, the  
trails systems and many of Medicine Hats  
finest amenities. There's 100 Amp Service on  
this property updated when a new furnace was  
replaced in 2015. New roof within the last 3  
years; new hot water tank and Insulation  
added to the attic in 2016; some windows  
replaced prior to current owners. No carpet  
throughout. Tons of natural sunlight for the  
next owners. RPR & Compliance dated Sept.  
2015, will be used with Sellers Statutory  
Declaration indicating no changes. Very easy  
to show with quick possession possible.

Built in 1975

### Essential Information

MLS® #	A2190279
Price	\$277,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	650
Acres	0.08



Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Modified Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	581 21 Street Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 1H6

### **Amenities**

Parking Spaces	1
Parking	Off Street
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Central Air Conditioner, Dryer, Electric Stove, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Gentle Sloping
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 26th, 2025
Days on Market	72
Zoning	R-LD

## Listing Details

Listing Office            RIVER STREET REAL ESTATE

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