

\$400,000 - 2517 22 Avenue Se, Medicine Hat

MLS® #A2235134

\$400,000

4 Bedroom, 2.00 Bathroom, 907 sqft

Residential on 0.15 Acres

Crestwood-Norwood, Medicine Hat, Alberta

Welcome to this updated bi-level home in desirable Crestwood. Offering 4 bedrooms, 2 full bathrooms, and a double detached garage with a new roof and gas line, this home is move-in ready. The bright kitchen features custom pull-out cupboards and new appliances for efficient storage and modern convenience. New vinyl windows and a new washer and dryer add to the home's appeal. Enjoy the convenience of a BBQ gas line on the deck. Major mechanicals including the A/C, furnace, and hot water tank were all replaced around 2017. A carefully crafted yard offers mature grape vines and inviting green space. Located in a quiet, established neighborhood close to parks, schools, and amenities, just around the corner from the Farmers' Market and Stampede grounds, this home checks all the boxes.

Built in 1972

Essential Information

MLS® #	A2235134
Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	907
Acres	0.15
Year Built	1972



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2517 22 Avenue Se
Subdivision	Crestwood-Norwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1B7

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, BBQ gas line, Fire Pit
Lot Description	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	6
Zoning	R-LD

Listing Details

Listing Office	CIR REALTY
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