

# \$309,900 - 271 Colter Crescent Nw, Medicine Hat

MLS® #A2214550

## \$309,900

4 Bedroom, 2.00 Bathroom, 974 sqft

Residential on 0.13 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

A great place to call home ! This solid 60's era Bungalow is tucked away on a quiet street within walking distance to multiple schools , playgrounds , walking paths , and shopping. The Main floor features a renovated kitchen and bathroom , 3 bedrooms, and a nice size living room. The upstairs windows have also been updated! Downstairs hosts a spacious family room, a 4th bedroom , a 2 piece bathroom , the laundry room , and a large storage room. The fully fenced yard is nicely landscaped with mature trees , shrubs, and perennials , with ample room to build a future garage. The extended concrete driveway will hold multiple vehicles or even a large RV. Great home in a great location! Quick possession available.



Built in 1963

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214550  |
| Price          | \$309,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 974       |
| Acres          | 0.13      |
| Year Built     | 1963      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 271 Colter Crescent Nw     |
| Subdivision | Northwest Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1A 7B1                    |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Concrete Driveway, Off Street, Parking Pad |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | Bar            |
| Appliances        | Other          |
| Heating           | Forced Air     |
| Cooling           | Central Air    |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 25th, 2025 |
| Zoning      | R-LD             |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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