

# \$229,900 - 271 18 Street Ne, Medicine Hat

MLS® #A2241110

**\$229,900**

4 Bedroom, 2.00 Bathroom, 814 sqft

Residential on 0.08 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Located in a desirable family-friendly neighbourhood, this one owner bi-level style half duplex is close to everything—schools, shopping, leisure centre, playgrounds, and more! With four bedrooms and two bathrooms, the layout offers flexibility for families or potential tenants (note: one basement bedroom window does not meet egress). Enjoy year-round comfort with central A/C and the peace of mind of 100-amp electrical service and an updated roof within the last five years. The fully fenced and landscaped yard includes a charming pond perfect for relaxing, and handy storage shed—making this a great place for relaxing or letting the kids play. Whether you're a first-time buyer ready to build equity, or looking for a revenue property with potential, this home offers a fantastic opportunity to make it your own. Don't miss your chance to invest in a great location with endless possibilities!

Built in 1973

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241110  |
| Price          | \$229,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 814       |



|            |                        |
|------------|------------------------|
| Acres      | 0.08                   |
| Year Built | 1973                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bi-Level |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 271 18 Street Ne           |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C 1A8                    |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                          |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | Central Air                                                                                             |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Other                                              |
| Lot Description   | Back Lane, Back Yard, Few Trees, Landscaped, Other |
| Roof              | Asphalt Shingle                                    |
| Construction      | Brick, Stucco, Wood Frame                          |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 14              |
| Zoning         | R-LD            |

## Listing Details

Listing Office

ROYAL LEPAGE COMMUNITY



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