

\$299,900 - 1260 Division Avenue Nw, Medicine Hat

MLS® #A2244544

\$299,900

3 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.15 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Beautifully maintained 3-bedroom, 2-bathroom home offering excellent value at \$299,900.

Situated on a large lot with great curb appeal, this property features recent updates including flooring, paint, lighting, bath fixtures, HWT and new shingles. The fully developed basement adds extra living space with a family room, stylish bathroom, bedroom and a flex room that could easily be converted into a 4th bedroom. Off-street parking includes a driveway to a single garage, plus extra space for an RV or future garage development. The yard is immaculate, showing true pride of ownership. Located near Crescent Heights High School, shopping, and recreation. A move-in-ready home in a desirable location—book your showing today!

Built in 1958

Essential Information

MLS® #	A2244544
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.15
Year Built	1958
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1260 Division Avenue Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A5Y9

Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, Single Garage Attached, Additional Parking, Concrete Driveway, RV Access/Parking
# of Garages	1

Interior

Interior Features	Storage, Bar, Laminate Counters
Appliances	Bar Fridge, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	2
Zoning	R-LD

Listing Details

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