

# \$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	85
Zoning	R-LD

**Listing Details**

Listing Office                      RIVER STREET REAL ESTATE

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