

# \$254,900 - 581 21 Street Ne, Medicine Hat

MLS® #A2226957

## \$254,900

3 Bedroom, 2.00 Bathroom, 650 sqft

Residential on 0.08 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Excellent property...3 bedrooms, 2 bathrooms, large fenced yard with garden shed, front off street parking...this property must be seen to be appreciated. Located on a quiet street in the NE, yet within walking distance to great trails, parks, recreational facilities many great schools and wonderful shopping. 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® #         | A2226957  |
| Price          | \$254,900 |
| 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    | June 3rd, 2025 |
| Days on Market | 19             |
| Zoning         | R-LD           |

### Listing Details

Listing Office

RIVER STREET REAL ESTATE

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