

# \$438,000 - 2396 Hatcher Drive Ne, Medicine Hat

MLS® #A2229119

**\$438,000**

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.14 Acres

Northeast Crescent Heights, Medicine Hat,  
Alberta

Welcome to this bright and inviting bi-level home featuring vaulted ceilings and an open-concept layout perfect for family living and entertaining. The main floor boasts new vinyl plank flooring, main floor laundry, and a stylish flow throughout. The spacious primary bedroom includes a walk-in closet and direct access to the main bath for added convenience. With 2 bedrooms up and 2 more down, there's™ space for everyone. Downstairs, you'll find a massive family/rec room with a cozy gas fireplace, ideal for relaxing evenings or hosting friends. Step outside to your fully fenced and beautifully landscaped backyard, complete with underground sprinklers, raspberry bushes, a garden box, and a private hot tub—a perfect retreat right at home. The oversized double detached garage is heated, and the extra-long front driveway provides room for RV parking if desired. Immaculately maintained and many recent updates including new shingles. This home is move-in ready and worry-free. A must-see property with comfort, style, and space both inside and out!



Built in 2002

## Essential Information

MLS® #                      A2229119

Price                        \$438,000

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,012       |
| Acres          | 0.14        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 2396 Hatcher Drive Ne      |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C1Y7                     |

### **Amenities**

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                   |
| Parking        | Alley Access, Double Garage Detached, Driveway, Heated Garage, Parking Pad, RV Access/Parking, Boat |
| # of Garages   | 2                                                                                                   |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Open Floorplan, Vaulted Ceiling(s), Vinyl Windows                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | Central Air                                                       |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Basement, Gas                                                     |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

### **Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Storage                                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Underground Sprinklers |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 16th, 2025 |
| Zoning      | R-LD            |

**Listing Details**

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

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