

# \$260,000 - 1742 15 Avenue Se, Medicine Hat

MLS® #A2205412

**\$260,000**

3 Bedroom, 1.00 Bathroom, 1,493 sqft

Residential on 0.09 Acres

Crestwood-Norwood, Medicine Hat, Alberta

If you're looking for a solid, well-loved home in a fantastic neighborhood, this is it! Just around the corner from Crestwood School, and Crestwood pool, and lots of walking paths, this 2 Storey home is perfect for a young family. It has great square footage, three good-sized bedrooms upstairs, and a full bathroom. Under the carpet, you'll find original hardwood floors ready to be uncovered. There is a "small double" or "large single" detached garage at the back with alley access. ( 23.7 X 17)

This charming home is over 100 years old and has been lovingly maintained by the same family since 1947—now hitting the market for the very first time. Approximately 25 years ago, the exterior was taken down to the studs and completely rebuilt with all-new wiring, insulation, character-matching windows, and wood sheeting and siding. The brick chimney was professionally sleeved with a modern liner, and a cozy gas fireplace was added—recently serviced by Moritz for peace of mind.

While the furnace is an older model, it's in excellent working condition. Sometimes the old reliables are best—no complicated circuit



boards to fail at the worst moment or parts that take weeks to track down.

Built in 1920

### Essential Information

MLS® #	A2205412
Price	\$260,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,493
Acres	0.09
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1742 15 Avenue Se
Subdivision	Crestwood-Norwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A3R5

### Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partially Finished, See Remarks

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Few Trees, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	22
Zoning	R-LD

### **Listing Details**

Listing Office	SOURCE 1 REALTY CORP.
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