

\$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 | 9 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

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