

# \$470,000 - 17 Greenwood Court Sw, Medicine Hat

MLS® #A2233160

**\$470,000**

4 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.26 Acres

SW Hill, Medicine Hat, Alberta

Welcome to 17 Greenwood Court SW: a charming 1,228 sqft bungalow tucked into one of Medicine Hat's most desirable neighbourhoods. Situated on a quiet street near the river and walking paths, this home offers the perfect blend of privacy, nature, and city convenience. The standout feature here is the backyard: spacious, beautifully maintained, and framed by mature trees. Backing onto a green space with no neighbours behind, it feels incredibly peaceful and private. Although the home is near highway access, the yard and surrounding greenery create a surprisingly quiet retreat. Inside, the living room greets you with vaulted ceilings that add an open, airy feel. The kitchen features warm oak cabinetry and flows into a cozy, functional dining space. From there, French doors lead out to the back deck, perfect for enjoying the lush surroundings. The main floor offers 2 bedrooms and a 4 pc bathroom, including the primary suite complete with a walk-in closet and its own 3 pc ensuite. Conveniently, the laundry room with a new washer/dryer is located on the main level with direct access to the double attached garage. Downstairs, the fully finished basement provides even more living space with a generous rec room featuring a gas fireplace, 2 additional bedrooms, a 3 pc bathroom, and storage. With great curb appeal, a neutral exterior, a new roof in 2024, and a yard that truly sets it apart, this home is a rare find in an established location!



Built in 1993

## Essential Information

MLS® #	A2233160
Price	\$470,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,229
Acres	0.26
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	17 Greenwood Court Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A7X7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum
Appliances	Dishwasher, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Treed, Underground Sprinklers
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Roof	Asphalt Shingle
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Construction	Brick, Vinyl Siding
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Foundation	Poured Concrete
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## Additional Information

Date Listed	June 20th, 2025
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Days on Market	6
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Zoning	R-LD
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## Listing Details

Listing Office	CIR REALTY
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