

# \$299,900 - 1260 Division Avenue Nw, Medicine Hat

MLS® #A2244544

## \$299,900

3 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.15 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Beautifully maintained 3-bedroom, 2-bathroom home offering excellent value at \$299,900.

Situated on a large lot with great curb appeal, this property features recent updates including flooring, paint, lighting, bath fixtures, HWT and new shingles. The fully developed basement adds extra living space with a family room, stylish bathroom, bedroom and a flex room that could easily be converted into a 4th bedroom. Off-street parking includes a driveway to a single garage, plus extra space for an RV or future garage development. The yard is immaculate, showing true pride of ownership. Located near Crescent Heights High School, shopping, and recreation. A move-in-ready home in a desirable location—book your showing today!

Built in 1958

## Essential Information

MLS® #	A2244544
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.15
Year Built	1958
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1260 Division Avenue Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A5Y9

### Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Off Street, RV Access/Parking, Single Garage Attached, Alley Access
# of Garages	1

### Interior

Interior Features	Bar, Laminate Counters, Storage
Appliances	Bar Fridge, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 1st, 2025
Days on Market	4
Zoning	R-LD

### Listing Details

Listing Office

RE/MAX MEDALTA REAL ESTATE

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