

# **\$304,900 - 204 Colter Crescent Nw, Medicine Hat**

MLS® #A2212215

## **\$304,900**

4 Bedroom, 2.00 Bathroom, 891 sqft

Residential on 0.11 Acres

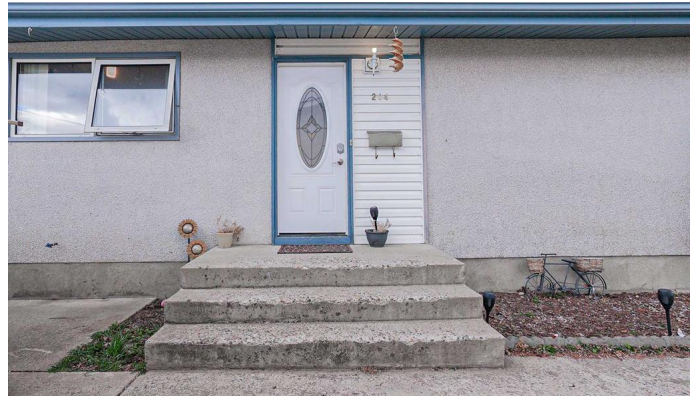
Northwest Crescent Heights, Medicine Hat,  
Alberta

Step into this sweet and welcoming 3+1 bedroom, 2 bathroom bungalow offering 991 sq. ft. of functional, open-concept living. Nestled on one of the most charming streets in North West Crescent Heights, this home backs directly onto St. Michael's School—perfect for families who want to watch their little ones walk to school from the backyard!

The main level features a bright and airy layout, anchored by a large picture window that fills the living and dining spaces with beautiful natural light. The tile flooring throughout the main area is not only stylish, but also practical and easy to maintain. The white kitchen cabinetry adds a clean and fresh touch to the space.

Three bedrooms on the main floor make this layout ideal for young families or those needing extra office space. The main bathroom has seen nice updates, adding a modern feel.

Downstairs, you'll find even more living space with a cozy family room, a fourth bedroom with an egress window and a walk-in closet, and a renovated 3-piece bathroom. The basement also features new vinyl plank flooring and fresh paint, making it move-in ready and refreshed.



Enjoy gorgeous sunrises and sunsets from the backyard while enjoying the privacy and peacefulness of this mature neighbourhood. This is a wonderful opportunity to live in a home thatâ€™s been lovingly maintained, in a location thatâ€™s truly hard to beat.

Built in 1963

**Essential Information**

MLS® #	A2212215
Price	\$304,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	891
Acres	0.11
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	204 Colter Crescent Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 7B2

**Amenities**

Parking	None
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**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	17
Zoning	R-LD

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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