

# \$419,900 - 890 Hargrave Way Nw, Medicine Hat

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MLS® #A2202460

**\$419,900**

2 Bedroom, 3.00 Bathroom, 1,258 sqft

Residential on 0.18 Acres

Northwest Crescent Heights, Medicine Hat,  
Alberta

Welcome to this beautifully updated 1959's brick bungalow, offering a perfect blend of timeless character and modern convenience. Situated in a peaceful, quiet NWCH, this home boasts 2 spacious bedrooms on the main level with potential for 3 more downstairs. With 2 full bathrooms, 1 up & 1 down and 1 half bath on main level which includes the laundry room, this home offers ample space for families and guests.

Step inside to discover a completely renovated kitchen and main living area, designed for open-concept living. The kitchen features upgraded appliances and modern finishes, making it a dream for cooking and entertaining. The hardwood floors throughout add warmth and charm, while the gas fireplace in the living room provides a cozy atmosphere during cooler months. The covered and enclosed deck/patio is ideal for year-round enjoyment which includes a gas fireplace and propane heater.

The lower level offers additional potential for 3 more bedrooms, providing flexibility for your needs – whether it's more living space, a home office, or extra storage.

Outside, you'll love the well-manicured yard with mature trees, a beautiful brick patio with private gazebo-covered hot tub with an outdoor shower, and another lovely gazebo



down the brick path, with a fully fenced yard it creates the perfect space for outdoor entertaining or relaxing.

This property has an amazing 14x36 fully insulated, heated (Reznor Heater) and drywalled brick tandem garage. Roof is 212 Pitch Torch Roof cost of \$30,000 in 2023.

Located across the street from a school and just moments away from shopping, dining, and the Big Marble Centre, this home offers both convenience and a serene living environment. A corner lot provides added privacy and space, while the pride of ownership is evident throughout.

Donâ€™t miss your chance to own this move-in-ready gem in a highly desirable neighborhood!

Built in 1959

**Essential Information**

MLS® #	A2202460
Price	\$419,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,258
Acres	0.18
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	890 Hargrave Way Nw
Subdivision	Northwest Crescent Heights

City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6Y9

### Amenities

Parking Spaces	4
Parking	Carport, Double Garage Attached
# of Garages	1

### Interior

Interior Features	Bar, Bookcases, Ceiling Fan, Hardwood Floors, Pet Friendly, Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage, Stove(s), Wall/Window Air Conditioner
Heating	Forced Air
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



### Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Gazebo, Irregular Lot, Landscaped, Lawn, Private
Roof	See Remarks
Construction	Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	March 18th, 2025
Days on Market	57
Zoning	R-LD

### Listing Details

Listing Office	EXP REALTY
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