

# \$348,900 - 856 16 Street Ne, Medicine Hat

MLS® #A2207732

**\$348,900**

3 Bedroom, 2.00 Bathroom, 1,156 sqft  
Residential on 0.16 Acres

Northeast Crescent Heights, Medicine Hat,  
Alberta

Amazingly Located in a quiet area of NE Crescent Heights, near schools and parks, backing onto a private GREEN SPACE. 856 16th Street boasts a BEAUTIFULLY RENOVATED kitchen from TBC and is a LARGE LOT property of 7150sq ft! The large backyard had new sod laid last year, has a newer fence and double swinging gate in the back alley to allow for RV parking. There is a large concrete patio area and a neat outdoor brick fireplace that creates a relaxing outdoor environment. A Single car attached garage is connected by a good sized mud room, with a second exterior entrance for daily convenience. Adding to the beauty of the neighbourhood is the tree lined green strip on the opposite side of the street. This creates plenty of space for parking in addition to the double parking pad up front.

A huge highlight of the home is the CLASSY KITCHEN with walnut wood tones and faux black marble counter tops. There is plenty of well designed storage in the awesome kitchen, with upper cabinets extending to the ceiling, a built-in pantry and other features like the lazy susan, thoughtfully located drawers, and cookie sheet storage. The grey subway tile stands out with the undercabinet lighting and the high quality MATAG appliances top it all off, making this the perfect foundation for your culinary dreams to unfold. But beyond that, you get to enjoy looking out the updated vinyl window and sliding glass doors of the kitchen



and dining room, to the serene green space behind the home!

The home is south facing allowing for plenty of natural light to fill the home. Featuring 3 bedrooms on the main floor, a full bathroom and another full bathroom downstairs. The Rec Room has built-in wiring for surround sound and the family room is a big wide open space. The laundry room/utility room is large with room for extra storage and a laundry sink compliments the nice LG washer and dryer on pedestals. HE Furnace and Central AC are newer within the last 3 years, and Hot water tank from 2016. Pot lights have been added in various parts of the home and other updated lighting. With all these high value items and fresh paint throughout most of the home, it makes this property the perfect place for someone that wants to move in and enjoy! Don't wait, book your showing today!

Built in 1962

### **Essential Information**

MLS® #	A2207732
Price	\$348,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,156
Acres	0.16
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	856 16 Street Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat

County	Medicine Hat
Province	Alberta
Postal Code	T1A 5X4

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Driveway, On Street, See Remarks, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, See Remarks, Storage, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Other, Storage
Lot Description	Back Yard, No Neighbours Behind, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R-LD

### **Listing Details**

Listing Office	2 PERCENT REALTY
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