

# \$949,000 - 170 2 Street Nw, Medicine Hat

MLS® #A2183352

**\$949,000**

3 Bedroom, 3.00 Bathroom, 2,880 sqft  
Residential on 0.14 Acres

Riverside, Medicine Hat, Alberta

Welcome to a property that redefines city living â€” a masterpiece of industrial chic, nestled right in the heart of Medicine Hat. This stunning home offers an expansive 3,030 square feet of pure elegance, drenched in natural light from oversized windows that create a bright and airy ambiance you'll fall in love with.

Perfectly designed for entertaining or simply indulging in your personal retreat, this home features an unmatched bonus: an 800-square-foot legal suite with its own private entrance, full kitchen, bathroom, and laundry facilities. Ideal for hosting guests in luxury or generating extra income, this space is a true game-changer.

Every corner of this home exudes comfort and style. Experience unparalleled coziness with in-floor heating throughout the entire home and even in the 40x36 oversized garage â€” which also includes its own bathroom.

Whether you're crafting your next big project or creating a unique hangout, this garage is ready for it all.

But the crown jewel? A private rooftop deck that elevates your outdoor living to new heights. Imagine summer BBQs, lazy afternoons under the sun, and magical evenings stargazing â€” all in your own secluded sanctuary.

With a durable, low-maintenance exterior, youâ€™ll spend less time on upkeep and more time soaking in everything this vibrant



neighborhood has to offer. Parks, trails, trendy cafes, and downtown's finest restaurants are all within walking distance â€” making every day an adventure.

This is more than just a home; itâ€™s a lifestyle. Donâ€™t miss your chance to own Medicine Hatâ€™s finest property â€” schedule your private viewing today and prepare to fall head over heels!

Built in 2016

### Essential Information

MLS® #	A2183352
Price	\$949,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,880
Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	170 2 Street Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A6J3

### Amenities

Parking Spaces	6
Parking	Quad or More Attached

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, Quartz Counters
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, City Lot, Front Yard
Roof	Asphalt
Construction	Concrete, ICFs (Insulated Concrete Forms), Silent Floor Joists
Foundation	ICF Block

## Additional Information

Date Listed	December 22nd, 2024
Days on Market	105
Zoning	R-LD

## Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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