

# \$399,900 - 188 Burns Crescent Nw, Medicine Hat

MLS® #A2216644

**\$399,900**

5 Bedroom, 2.00 Bathroom, 1,485 sqft

Residential on 0.05 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

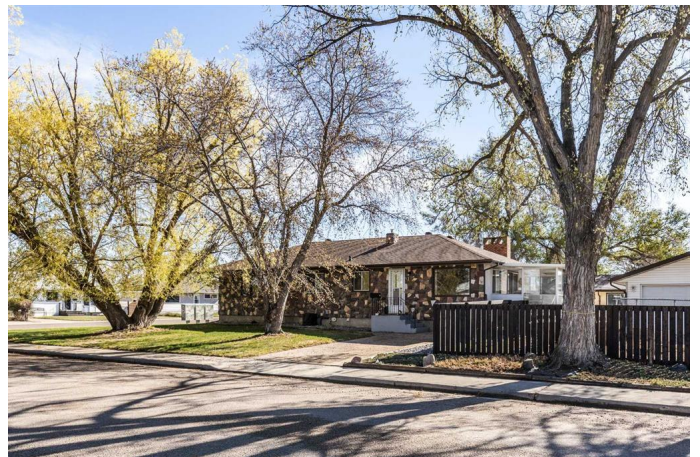
This immaculate 5-bedroom bungalow has been lovingly maintained by the same owner since 1965, it blends timeless charm with exceptional space. Thoughtfully expanded on both levels, it easily adapts to meet the needs of any growing family. Step inside to discover stunning original hardwood floors that stretch across most of the main floor, setting a warm and welcoming tone.

The bright, airy living room is filled with natural light and opens onto a fully enclosed, window-lined deck—perfect for enjoying the outdoors through three seasons. The updated kitchen is generously proportioned, ideal for both everyday cooking and entertaining, while the adjacent dining area provides ample room for family meals and get-togethers.

The main floor features three comfortable bedrooms and a full bathroom, while the fully finished basement adds two more bedrooms, a second full bathroom, a spacious recreation room, and a games area complete with a full-size pool table—perfect for hosting and memory-making.

Outside, you™ll find a single detached garage and additional off-street parking. Situated close to schools, parks, and shopping, this move-in-ready home offers comfort, convenience, and a location that™s hard to beat.

Built in 1959



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216644    |
| Price          | \$399,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,485       |
| Acres          | 0.05        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 188 Burns Crescent Nw      |
| Subdivision | Northwest Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1A 6V9                    |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 1                                  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home                   |
| Appliances        | Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Mantle, Brick Facing, Raised Hearth                             |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage  |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Paved, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 46            |
| Zoning         | R-LD          |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.