

\$470,000 - 17 Greenwood Court Sw, Medicine Hat

MLS® #A2233160

\$470,000

4 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.26 Acres

SW Hill, Medicine Hat, Alberta

Welcome to 17 Greenwood Court SW: a charming 1,228 sqft bungalow tucked into one of Medicine Hat's most desirable neighbourhoods. Situated on a quiet street near the river and walking paths, this home offers the perfect blend of privacy, nature, and city convenience. The standout feature here is the backyard: spacious, beautifully maintained, and framed by mature trees. Backing onto a green space with no neighbours behind, it feels incredibly peaceful and private. Although the home is near highway access, the yard and surrounding greenery create a surprisingly quiet retreat. Inside, the living room greets you with vaulted ceilings that add an open, airy feel. The kitchen features warm oak cabinetry and flows into a cozy, functional dining space. From there, French doors lead out to the back deck, perfect for enjoying the lush surroundings. The main floor offers 2 bedrooms and a 4 pc bathroom, including the primary suite complete with a walk-in closet and its own 3 pc ensuite. Conveniently, the laundry room with a new washer/dryer is located on the main level with direct access to the double attached garage. Downstairs, the fully finished basement provides even more living space with a generous rec room featuring a gas fireplace, 2 additional bedrooms, a 3 pc bathroom, and storage. With great curb appeal, a neutral exterior, a new roof in 2024, and a yard that truly sets it apart, this home is a rare find in an established location!



Built in 1993

Essential Information

MLS® #	A2233160
Price	\$470,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,229
Acres	0.26
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	17 Greenwood Court Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A7X7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum
Appliances	Dishwasher, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
----------	----------------

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Treed, Underground Sprinklers
-----------------	--

Roof	Asphalt Shingle
------	-----------------

Construction	Brick, Vinyl Siding
--------------	---------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	June 20th, 2025
-------------	-----------------

Days on Market	15
----------------	----

Zoning	R-LD
--------	------

Listing Details

Listing Office	CIR 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.