

\$572,800 - 1645 31 Street Se, Medicine Hat

MLS® #A2251857

\$572,800

4 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.15 Acres

Crestwood-Norwood, Medicine Hat, Alberta

LOCATION ! LOCATION! IMMACULATE 4 LEVEL SPLIT SHOWS 10/10!! THIS BEAUTIFUL 4 (3+1) BEDROOM (with potential for 5), 3 BATH HOME BOASTS 1880 SQ FEET OF LIVING SPACE ON 3 LEVELS & BACKS ON TO A PARK! Close to all amenities, shopping, restaurants and more! Pride of ownership is evident starting with great curb appeal! From the minute you walk in the door you will be impressed with the open living space with vaulted ceiling that allows for tons of natural light. The skylight in the kitchen adds to the overall ambience! This GORGEOUS RENOVATED KITCHEN boasts NEW CABINETS, BEAUTIFUL QUARTZ COUNTERTOPS, NEW BACKSPLASH, walk in pantry, BRAND NEW DISHWASHER (Aug 26th/2025), plus a€œalmost newa€• fridge, stove and hood fan (all only 2 years old)! The spacious dining area has patio doors that lead to the enclosed 3 season sunroom (18x11) which is a perfect place to put your feet up, relax and overlook the well manicured yard! Upstairs is the BEAUTIFULLY RENOVATED 4 PC BATH (with a skylight), 3 good sized bedrooms, including the primary bedroom with the UPDATED 3 pc ensuite, walk in closet, plus some great storage options. The 3rd level is host to a large family room with gas fireplace, a bedroom (currently an office) and a conveniently located 2 pc bathroom. BONUS a€œ THE BASEMENT WINDOWS MEET EGRESS! The 4th level is partially developed, with newer washer and dryer (2 years old),



cold storage area, plus has potential for a 4th bathroom, or even a 5th bedroom! The attached garage is insulated, with new garage door, as well as access that conveniently leads to the 3rd level. ADDITIONAL UPDATES INCLUDE: BRAND NEW FURNACE(Aug. 26th/ 2025), Newer paint, New shingles in 2018, Many windows updated in 2010. The NEW landscape in the yard includes NEW SOD in the backyard and the maintenance free fence has new fencing on 2 sides and LOCKED STORAGE on the west side of the house. This beautiful home needs to be seen to be appreciated, CALL TODAY!

Built in 1989

Essential Information

MLS® #	A2251857
Price	\$572,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,290
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

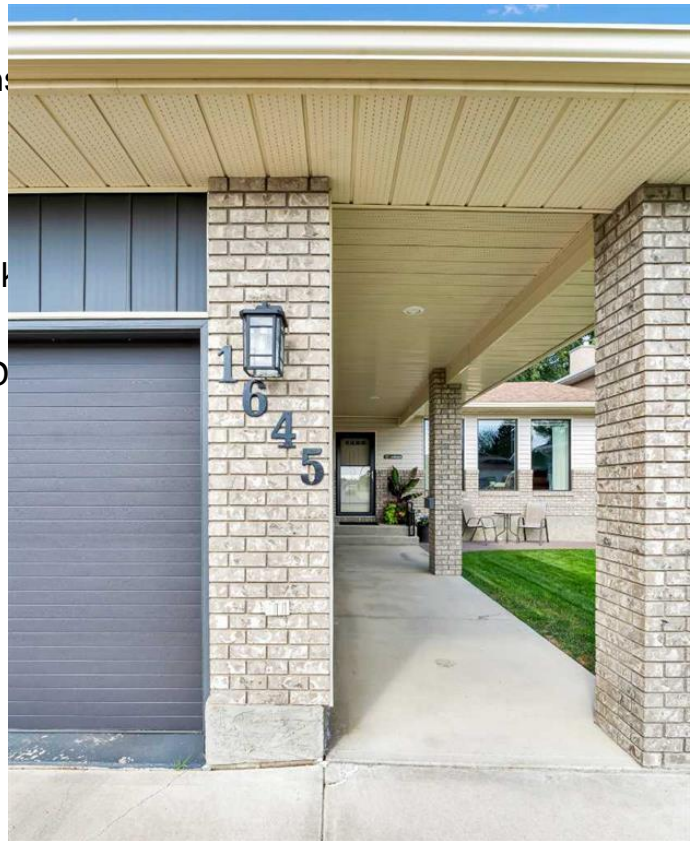
Address	1645 31 Street Se
Subdivision	Crestwood-Norwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A8J8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, In
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoke, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished



Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Backs on to Park/Green Space, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	2
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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