# \$469,900 - 17 Iris Court Se, Medicine Hat

MLS® #A2256611

### \$469,900

3 Bedroom, 3.00 Bathroom, 1,392 sqft Residential on 0.13 Acres

Connaught, Medicine Hat, Alberta

Discover your dream home at 17 Iris Court!

Nestled in a peaceful cul-de-sac, this fantastic family residence backs directly onto a path system, with two parks and lush green spaceâ€"just seconds from the Connaught Golf Course.

Step inside to find bright mornings in the cozy breakfast nook, elegant dinners in the separate dining room, and relaxed evenings in the spacious living room adorned with stunning hardwood floors.

The expansive basement is an entertainer's dream, featuring a wet bar and a large family room with a gas stoveâ€"perfect for cozy winter gatherings. Major updates include a brand new roof (2024), hot water tank (2024), also stay cool with a Trane air conditioning unit. Outside, enjoy a lovely front patio ideal for morning coffee, and a beautiful backyard bursting with perennials and thriving grapevines. With a double car attached garage and unmatched location, this home truly has it all. Don't miss outâ€"come see for yourself and bring your offer!

Built in 1979

#### **Essential Information**

MLS® # A2256611 Price \$469,900

Bedrooms 3







Bathrooms 3.00 Full Baths 3

Square Footage 1,392 Acres 0.13 Year Built 1979

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 17 Iris Court Se

Subdivision Connaught
City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1B 2S1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Skylight(s)

Appliances Built-In Electric Range, Built-In Oven, Central Air Conditioner,

Dishwasher, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Backs on to Park/Green Space, Irregular Lot

Roof Asphalt Shingle

Construction Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 19th, 2025

Days on Market 46

Zoning R-LD

## **Listing Details**

Listing Office RIVER STREET REAL ESTATE

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