

# \$354,900 - 2195 Hull Way Ne, Medicine Hat

MLS® #A2267668

**\$354,900**

2 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.20 Acres

Northeast Crescent Heights, Medicine Hat,  
Alberta

Welcome to this lovely 4-level split home offering a bright, functional layout in a desirable neighbourhood close to parks and walking paths. The main floor features an open-concept design with vaulted ceilings, a spacious living area, and a large front window that floods the space with natural light. The kitchen and dining area flow together beautifully, making it easy to entertain or enjoy quiet family dinners. Upstairs, you will find two comfortable bedrooms and a full bathroom. Each room feels warm and welcoming, with thoughtful use of space and natural light throughout. The lower level has been tastefully updated with beautiful vinyl plank and an updated bathroom, providing extra flexibility for a family room. The basement level offers even more storage and a large room perfect for an office or playroom. Outside there is a spacious yard with numerous fruit shrubs and a single attached garage. Set in a sought-after location, this home is just steps from a park and walking path, the perfect spot for morning coffee walks or evening strolls. Bright, updated, and move-in ready, this home is the perfect fit for first-time buyers, small families, or anyone looking to simplify without compromising on style or comfort.

Built in 1994

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2267668      |
| Price          | \$354,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 984           |
| Acres          | 0.20          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2195 Hull Way Ne           |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C1S2                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Stove(s), Washer                      |
| Heating           | Forced Air                                                                      |
| Cooling           | Central Air                                                                     |
| Has Basement      | Yes                                                                             |
| Basement          | Full                                                                            |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                     |
| Lot Description   | Corner Lot, Front Yard, Landscaped, Paved, Triangular Lot |
| Roof              | Asphalt Shingle                                           |

|              |                               |
|--------------|-------------------------------|
| Construction | Concrete, Stucco, Wood Siding |
| Foundation   | Poured Concrete               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 2                  |
| Zoning         | R-LD               |

**Listing Details**

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

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