

# \$445,000 - 2591 22 Avenue Se, Medicine Hat

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MLS® #A2252346

**\$445,000**

5 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.18 Acres

Crestwood-Norwood, Medicine Hat, Alberta

Step into this beautifully renovated 5-bedroom bi-level, perfectly positioned on a peaceful street yet just minutes from all the amenities you need. This home showcases a long list of modern upgrades that highlight true pride of ownership—“from newer windows and doors to contemporary flooring, updated trim, and freshly painted walls and cabinets. The main floor welcomes you with an airy open-concept layout, thanks to the removal of the dividing wall, allowing natural light to pour in throughout the space. The heart of the home is the spacious kitchen, featuring refreshed cabinetry, updated counters, new appliances, and a massive island ideal for entertaining or everyday family living. You'll find three generous bedrooms upstairs, including a primary with a private 2-piece ensuite, a full main bath, and the added convenience of main floor laundry. Downstairs, the newly finished basement offers two additional bedrooms, a full bath, and a large family room with a flexible bonus area—“perfect for a home theater, playroom, bar, or whatever fits your lifestyle. Outside, a heated double garage and wide driveway provide ample parking, adding even more value to this turn-key property. Don't miss your chance to own this move-in-ready, modernized home—“book your showing today!

Built in 1973

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2252346    |
| Price          | \$445,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,220       |
| Acres          | 0.18        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2591 22 Avenue Se |
| Subdivision | Crestwood-Norwood |
| City        | Medicine Hat      |
| County      | Medicine Hat      |
| Province    | Alberta           |
| Postal Code | T1B 1B7           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Vinyl Windows                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | Central Air                                                                                             |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 20                |
| Zoning         | R-MD              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|



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