

# \$487,500 - 35 Heritage Court Ne, Medicine Hat

MLS® #A2266619

**\$487,500**

5 Bedroom, 3.00 Bathroom, 1,297 sqft  
Residential on 0.21 Acres

Northeast Crescent Heights, Medicine Hat,  
Alberta

Welcome home to 35 Heritage Court NE – a beautifully maintained bi-level tucked away on a peaceful cul-de-sac in a fantastic NE location. This spacious 5-bedroom home offers thoughtful design throughout, beginning with the stunning custom kitchen featuring a blend of crisp white cabinetry, warm walnut accents, and sleek quartz counters that make cooking and hosting a pleasure. The vaulted ceilings on the main floor add openness and natural light, making the heart of the home feel bright and welcoming. The main floor also offers two additional bedrooms, perfect for kids, guests, or a home office – each designed with comfort and function in mind. The primary suite is a true retreat with private access to the enclosed deck, a generous walk-in closet, and a 5-piece ensuite complete with dual sinks. Both the living room on the main level and the cozy family room downstairs provide excellent spaces for family life, movie nights, or entertaining guests. Functionality has been carefully considered – the mudroom/laundry area off the attached garage offers the storage and convenience busy households appreciate. Downstairs, the additional bedrooms are spacious and well-designed for comfort. Step outside and enjoy an incredible backyard setup: a large, enclosed deck to extend your outdoor season, underground sprinklers, and plenty of room for RV parking – a rare and valuable bonus! With newer windows, a newer roof, updated AC (2023), and Hunter Douglas



blinds already in place, this home is ready for you to move right in and enjoy. Don't wait to reach out to your favourite local REALTOR® to book a viewing and see everything this lovely home has to offer! Average Utilities are just under \$400 a month.

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266619    |
| Price          | \$487,500   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,297       |
| Acres          | 0.21        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 35 Heritage Court Ne       |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C 1X7                    |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5   |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), |

Microwave Hood Fan, R  
Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features Other  
Lot Description Back Yard, Lawn, See Rema  
Roof Asphalt Shingle  
Construction Brick, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed October 24th, 2025  
Days on Market 7  
Zoning R-LD

### Listing Details

Listing Office RE/MAX MEDALTA REAL ESTATE

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