

# \$349,000 - 898 13 Street Ne, Medicine Hat

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MLS® #A2270693

**\$349,000**

4 Bedroom, 2.00 Bathroom, 1,334 sqft

Residential on 0.20 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

4 bedrooms on the main floor! That's™ right, all four bedrooms of this spacious bungalow in Crescent Heights are on the main floor, making it an ideal layout for a young and growing family.

And are you looking for a home with a view? Situated on a spacious corner lot, and built at an

angle, this home gives you a great view from your front window. This bungalow also features a

large living room, separate dining area and a good sized functional kitchen. Main floor also features a four piece bathroom, a large primary bedroom with a two-piece ensuite, and 3 more

bedrooms! Downstairs can be enjoyed as is or you can create your family's™ ideal living spaces.

Currently there is an extra large family room, a workshop, plus a laundry room and plenty of storage. The backyard is spacious and fully fenced, and the single attached garage will keep

your vehicle cozy in the winter! Available for a quick possession, come see this home today, book your private showing with your favorite agent!

Built in 1963

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2270693    |
| Price          | \$349,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,334       |
| Acres          | 0.20        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 898 13 Street Ne           |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1A 5V5                    |

### Amenities

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

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Storage                                                                         |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Full                                                                            |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 6                   |
| Zoning         | R-LD                |

**Listing Details**

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

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