

# \$269,800 - 1303 Mccutcheon Place Nw, Medicine Hat

MLS® #A2234246

**\$269,800**

4 Bedroom, 1.00 Bathroom, 1,076 sqft

Residential on 0.16 Acres

Northwest Crescent Heights, Medicine Hat,  
Alberta

Located in NW Crescent Heights, this solid bungalow sits across from a walking path with plenty of street parking out front. It's a walking distance to the Big Marble Centre, shopping, parks, and schools, plus it's tucked away on a quiet cul-de-sac with quick access to the highway. The main floor features a good-sized living room with a large front window, a bright kitchen with dining space, three bedrooms, and a full 4-piece bathroom. Downstairs offers even more space with a second living area, a fourth bedroom (no closet), a den/workshop room, and a large laundry/utility space with plenty of storage. Outside, you'll find a fully fenced yard, a 24x24 detached garage, extra parking in the back, and a concrete pad out front. The hot water tank was replaced in 2019, and the shingles are approximately 5 years old. Whether you're looking for a first home, rental potential, or a property where you can build equity, this one's worth a look. Call today to view!

Built in 1972

## Essential Information

MLS® #	A2234246
Price	\$269,800
Bedrooms	4
Bathrooms	1.00



Full Baths	1
Square Footage	1,076
Acres	0.16
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1303 Mccutcheon Place Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 7J5

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 25th, 2025
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Days on Market	3
Zoning	R-LD

## **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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