

\$509,900 - 917 Cottonwood Street Sw, Medicine Hat

MLS® #A2205124

\$509,900

4 Bedroom, 3.00 Bathroom, 1,544 sqft
Residential on 0.20 Acres

Cottonwood, Medicine Hat, Alberta

Exceptionally Clean and Well-Maintained Mulder-Built Bungalow in Cottonwood! This beautifully maintained 2+2 bedroom, 3-bathroom bungalow is an ideal family or retirement home, offering spacious living both inside and out. Located in a peaceful and desirable neighborhood, this fully developed home is sure to impress with its high ceilings, large rooms, and thoughtful design. Inside, you'll find a bright and airy layout featuring vaulted ceilings, and a cozy living room with a gas-burning fireplace. The family room also boasts a second gas fireplace, perfect for relaxation and entertaining. The chef in the family will love the well-equipped kitchen, complete with a new stove and fridge (2024), along with a central vacuum system, including a convenient kitchen sweep. The main floor includes a spacious primary bedroom with a walk-in closet and a 4-piece ensuite, featuring a corner tub and separate shower. Two additional bedrooms (2+2) provide plenty of space for family or guests, while the main floor laundry room adds to the home's practicality. The basement features large windows, allowing natural light to flood in, and is a great space for a variety of uses. It also comes with a pool table and accessories, offering hours of entertainment for all ages. Outside, enjoy the privacy and tranquility of a fully fenced and landscaped yard, complete with underground sprinklers. The large covered deck is perfect for outdoor dining or simply relaxing, and the under-deck storage



provides additional convenience. RV parking ensures space for all your recreational vehicles, while the double attached, heated garage with double doors adds even more storage and parking options. The home has been freshly painted throughout, and the flooring was updated in 2016. Additional updates include new shingles in 2020, making this property truly move-in ready. This home also includes a full appliance package, central air conditioning, and so much more, making it a perfect choice for comfortable, low-maintenance living. A true pleasure to showâ€”book your viewing today!

Built in 2003

Essential Information

MLS® #	A2205124
Price	\$509,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,544
Acres	0.20
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	917 Cottonwood Street Sw
Subdivision	Cottonwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4R4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2025
Days on Market	10
Zoning	R-LD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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