

# \$399,900 - 16 Red Deer Drive Sw, Medicine Hat

MLS® #A2220744

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,172 sqft  
Residential on 0.13 Acres

SW Hill, Medicine Hat, Alberta

Discover this beautifully maintained 4-level split home offering stunning river views and exceptional curb appeal. Nestled in a quiet, centrally located neighbourhood, this home features 3 spacious bedrooms and 2.5 bathrooms, including a rare bathroom in the oversized single garage—perfect for hobbyists or a workshop setup.

Step inside to enjoy modern updates throughout, including durable laminate flooring, a high-efficiency furnace, tankless hot water system, and newer shingles. The fully fenced backyard provides a private oasis for relaxing or entertaining, while the circular driveway offers convenient and ample parking.

This home combines comfort, functionality, and charm in a serene setting—don't miss your chance to make it yours!

Built in 1974

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2220744  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,172     |
| Acres          | 0.13      |



|            |               |
|------------|---------------|
| Year Built | 1974          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 16 Red Deer Drive Sw |
| Subdivision | SW Hill              |
| City        | Medicine Hat         |
| County      | Medicine Hat         |
| Province    | Alberta              |
| Postal Code | T1A4A4               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, No Smoking Home, Open Floorplan  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Freezer |
| Heating           | Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Unfinished, Partial   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Creek/River/Stream/Pond, Interior Lot, Street Lighting, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 3              |
| Zoning         | R-LD           |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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