

# \$409,900 - 16 Iris Court Se, Medicine Hat

MLS® #A2232111

**\$409,900**

5 Bedroom, 3.00 Bathroom, 1,186 sqft  
Residential on 0.14 Acres

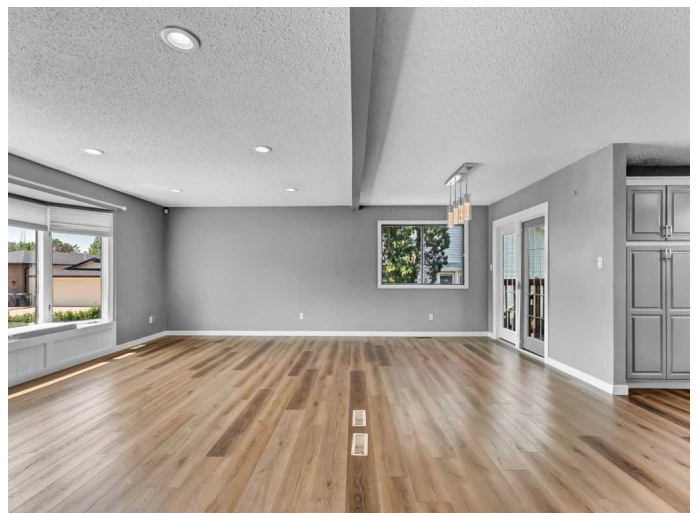
Connaught, Medicine Hat, Alberta

Check out this Spacious 5 Bedroom , 2.5 Bathroom home in the desirable Connaught area! Nestled in amongst the beautiful Connaught Golf Course, this area is close to the Medicine Hat College and all of the Shopping and Services available in the south side of the city. The wide open floor-plan of the Kitchen / Dining / Living area provides all the of room you need for family and entertaining. There is convenient access to the large , partially covered deck from the dining area . There is a full Bathroom plus 3 Bedrooms on the main floor including the Primary Bedroom with 2-piece ensuite. Downstairs is host to a large family room with a cosy wood burning fireplace , 2 more good sized bedrooms , a full bathroom, and a massive laundry / utility room great for storage or freezer space. There is a high efficiency furnace, an updated water heater, and BRAND NEW SHINGLES just last year. Plenty of parking available on the 4 car front driveway, even room for an RV ! Get in to your next home before Summer! Quick Possession Available

Built in 1980

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2232111  |
| Price     | \$409,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,186       |
| Acres          | 0.14        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 16 Iris Court Se |
| Subdivision | Connaught        |
| City        | Medicine Hat     |
| County      | Medicine Hat     |
| Province    | Alberta          |
| Postal Code | T1B2S1           |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 3                             |
| Parking        | Off Street, Concrete Driveway |

### **Interior**

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan |
| Appliances        | Other                          |
| Heating           | Forced Air, Natural Gas        |
| Cooling           | Central Air                    |
| Fireplace         | Yes                            |
| # of Fireplaces   | 1                              |
| Fireplaces        | Basement, Wood Burning         |
| Has Basement      | Yes                            |
| Basement          | Finished, Full                 |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Back Yard, Irregular Lot     |
| Roof              | Asphalt Shingle              |
| Construction      | Concrete, Stone, Wood Siding |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 59              |
| Zoning         | R-LD            |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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