

# \$699,000 - 1503 Eagle View Place Sw, Medicine Hat

MLS® #A2220394

**\$699,000**

5 Bedroom, 3.00 Bathroom, 1,269 sqft  
Residential on 1.17 Acres

Cottonwood, Medicine Hat, Alberta

**LIVE. WORK. PLAY – ALL IN ONE PLACE!**  
An incredibly rare opportunity within city limits! This 1.17-acre property offers the ultimate setup for anyone looking to combine home, business, and lifestyle. Whether you™re an entrepreneur, hobbyist, or simply someone who needs serious shop space, this property delivers. The centerpiece is a massive 40x80 heated shop, complete with 3-phase power, two oversized overhead doors, a bathroom, and gas heaters. The surrounding yard offers a generous turning radius – perfect for large trucks or equipment. Just steps away, you™ll find a beautifully maintained 5-bedroom, 3-bathroom bungalow with an oversized double attached garage that™s fully finished, heated, and insulated – ideal for parking, storage, or your latest project. Inside, the home boasts an open-concept layout with a spacious kitchen featuring ample cabinetry, a large island, and a formal dining area. The main floor includes two sizeable bedrooms, including a primary suite with 3-piece ensuite and double closets. The fully developed basement offers a second living area, three large bedrooms, and a full bath – perfect for guests, teens, or extended family. Outside, enjoy the private backyard with an internal fence, expansive deck, and mature spruce trees lining the perimeter for added privacy. This is more than a home – it™s a lifestyle. Truly one of a kind and located right within city limits. Don™t miss your chance to view this dream setup. Book your showing



today!

Built in 2004

### Essential Information

MLS® #	A2220394
Price	\$699,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,269
Acres	1.17
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	1503 Eagle View Place Sw
Subdivision	Cottonwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4K5

### Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Gravel Driveway, RV Access/Parking, See Remarks
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement	Finished, Full
----------	----------------

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Private, See Remarks, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	40
Zoning	R-LD

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.