

# \$899,000 - 170 2 Street Nw, Medicine Hat

MLS® #A2226150

**\$899,000**

3 Bedroom, 3.00 Bathroom, 2,990 sqft  
Residential on 0.14 Acres

Riverside, Medicine Hat, Alberta

Welcome to a truly one-of-a-kind residence that redefines modern city living. This architectural gem boasts 3,030 sq ft of industrial-inspired elegance, flooded with natural light from oversized windows that create a bright, inviting atmosphere throughout.

Designed with both comfort and functionality in mind, this home is an entertainer's dream and a personal retreat. The standout feature? An 800 sq ft legal suite with a private entrance, full kitchen, bathroom, and in-suite laundry. Whether you're hosting guests or generating rental income, this self-contained space offers unbeatable flexibility.

Comfort reigns supreme with in-floor heating throughout the entire home including the impressive 40x36 heated garage, complete with its own bathroom. Whether used as a workshop, creative space, or ultimate hangout zone, this garage is ready to deliver.

Topping it all off is your very own private rooftop patio the ultimate space for summer BBQs, sun-soaked afternoons, or starlit evenings with a glass in hand. It's outdoor living at its finest.

Low-maintenance exterior materials ensure peace of mind, allowing you to focus on enjoying your surroundings. Located steps from downtown's best restaurants, trendy cafés, parks, and trails this property places you at the center of it all.

This is more than just a home it's a lifestyle. Don't miss your opportunity to



own one of Medicine Hat's most remarkable properties. Book your private showing today!

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2226150          |
| Price          | \$899,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 2,990             |
| Acres          | 0.14              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 170 2 Street Nw |
| Subdivision | Riverside       |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A6J3          |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 6                     |
| Parking        | Quad or More Attached |

**Interior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, Quartz Counters               |
| Appliances        | Dishwasher, Microwave, Range Hood, Washer/Dryer, Window Coverings, Gas Stove |
| Heating           | Boiler, In Floor                                                             |
| Cooling           | Other                                                                        |

|                 |              |
|-----------------|--------------|
| Fireplace       | Yes          |
| # of Fireplaces | 1            |
| Fireplaces      | Wood Burning |
| Basement        | None         |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                          |
| Lot Description   | Back Lane, Front Yard, City Lot                                |
| Roof              | Asphalt                                                        |
| Construction      | Concrete, ICFs (Insulated Concrete Forms), Silent Floor Joists |
| Foundation        | ICF Block                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 24               |
| Zoning         | R-LD             |

## Listing Details

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

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