# \$459,999 - 19 Violet Court Se, Medicine Hat

MLS® #A2260903

## \$459,999

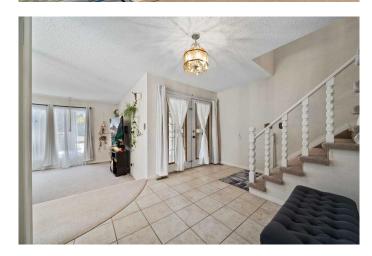
4 Bedroom, 4.00 Bathroom, 2,285 sqft Residential on 0.09 Acres

NONE, Medicine Hat, Alberta

A golf lovers dream. This affordable home backs right onto the sixth green of the Connaught Golf Course. We all know how nice it is to drive along Primrose Drive and enjoy the mature well kept executive style homes that this area is filled with. Soon you could be making that drive to your own house in this neighborhood. This home is in the back of Violet Court and offers the classic two story look with its brick details, brick chimney and cedar shake roof. The covered front step leads into the large entry way that you would expect. As you would also expect, it has not one, but two sunken living rooms and a real wood burning fireplace. The kitchen and dining area are at the rear of the home where you can enjoy the deck (through the new sliding door), B.B.Q.ing and the golf course. It's a combination that's hard to beat. The entry to the heated garage is also only a few steps away from the kitchen. When you are in the main floor laundry room, make sure to check out the built in, fold down ironing board. Upstairs you will find four generous bedrooms with new vinyl windows, the master bed has an ensuite and the other three share a bathroom. One of the furnaces is new the other was inspected and serviced. New water softener. Additional water filtration on kitchen sink (7 stage reverse osmosis) New water heater. An abundance of insulation has been added to the attics. New washer and dryer. With five bedrooms in total there is a lot of home here and a lot to work with.







#### **Essential Information**

MLS® # A2260903 Price \$459,999

Bedrooms 4

Bathrooms 4.00

Full Baths 1
Half Baths 3

Square Footage 2,285 Acres 0.09 Year Built 1978

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 19 Violet Court Se

Subdivision NONE

City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1B2A2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

# Interior

Interior Features Vinyl Windows

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Built-In Oven

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Lighting

Lot Description No Neighbours Behind, City Lot, On Golf Course, Pie Shaped Lot

Roof Cedar Shake

Construction Brick, Vinyl Siding, Concrete

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 30th, 2025

Days on Market 30

Zoning Residential

## **Listing Details**

Listing Office SOURCE 1 REALTY CORP.

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