

# **\$524,900 - 1802 Bullivant Crescent Sw, Medicine Hat**

MLS® #A2203859

**\$524,900**

3 Bedroom, 2.00 Bathroom, 1,722 sqft

Residential on 0.18 Acres

SW Hill, Medicine Hat, Alberta

Welcome to this stunning 1,722 square foot bungalow, centrally located on the SW Hill, offering breathtaking panoramic coulee views. This home has been beautifully updated and thoughtfully designed to provide both style and comfort. As you step inside, you'll immediately notice the spacious kitchen, complete with a large island, abundant cabinet and drawer space, luxurious granite countertops, and high-end stainless steel appliances. The tasteful vinyl plank flooring, installed on a diagonal, adds a touch of elegance throughout the main floor. This kitchen is ideal for hosting guests, with an additional coffee bar and seating area, perfect for casual gatherings. Adjacent to the kitchen and dining room is the inviting living room, and just beyond is a cozy sunroom that takes full advantage of the spectacular coulee views. Down the hallway, you'll find a convenient coat closet, a pantry, a beautifully updated 4-piece bathroom featuring new flooring and vanity, along with a relaxing soaker tub. Completing this level is the main floor laundry room. Throughout the main level, you'll appreciate the vinyl windows with magic screens that enhance both functionality and aesthetics.

The fully finished basement offers a spacious family room, cold storage, a den, a generously sized bedroom, and a 3-piece bathroom. The utility room is home to an updated high-efficiency boiler and provides ample additional storage space. Another wonderful



update is central air conditioning. The unit itself is also completely updated. Outside, the property boasts a large driveway with plenty of room for vehicles, trucks, and toys, including RV parking, a single attached garage (14x23), and a heated triple detached garage (32x24) that provides abundant storage and workspace. The beautifully landscaped yard features built-in planters, a patio area, and a wrap-around deck with maintenance-free decking, perfect for outdoor living. Underground sprinklers make lawn care a breeze, ensuring your yard remains lush and vibrant. This home truly offers a little piece of paradise in a prime location. Don't miss the opportunity to make it yours!

Built in 1957

**Essential Information**

MLS® #	A2203859
Price	\$524,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,722
Acres	0.18
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1802 Bullivant Crescent Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 5H3

## Amenities

Parking Spaces	7
Parking	Single Garage Attached, Triple Garage Detached
# of Garages	4

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Trash Compactor
Heating	Boiler
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, Level, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	48
Zoning	R-LD

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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