

\$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	41
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.