



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1236 Parkview Drive NE
Medicine Hat, Alberta

MLS # A2247063



\$539,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,123 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, C/A x 2, Hot Tub, Underground Sprinklers + Timer, Garage Door Opener + Remote, Garage Heater

Perched on an oversized lot with sweeping views of the Medicine Hat Golf Course and the coulees, this 2,123 sq. ft. beauty perfectly blends unique architectural charm with thoughtful modern updates. From the moment you step into the dramatic vaulted foyer, sunlight pours through expansive windows, setting the tone for the home's warm yet striking character. The living room makes an immediate impression with soaring wood-beamed ceilings and a brick-surround gas fireplace—a space that feels both grand and inviting. The reimagined kitchen is a true showstopper, featuring stylish two-tone cabinetry, a patterned glass backsplash, stainless steel appliances, a copper farmhouse sink, and a convenient pot filler. A brick accent wall with a built-in coffee bar adds personality, while direct access to the heated double-attached garage makes day-to-day living effortless. The main floor continues with a cozy family room—complete with wood-burning fireplace and backyard access—a formal dining area for hosting, and a chic 2-piece powder room. Outdoors, the private yard is your own retreat, with underground sprinklers, a hot tub, concrete patio, garden shed, and peaceful views with no neighbours behind. Upstairs, you'll find three spacious bedrooms and two bathrooms, including a primary suite with walk-in closet and a beautifully updated 3-piece ensuite. The fully finished basement extends your living space with a large rec room, updated full bath, laundry, and plenty of storage. Additional highlights include a cedar shake roof replaced just 5 years ago, offering peace of mind and timeless curb appeal. This is a home you need to experience in person—book your showing today and discover why 1236 Parkview Drive NE stands out from the rest.

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