



**170 2 Street NW  
Medicine Hat, Alberta**

**MLS # A2302497**



**\$899,000**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow with Loft		
<b>Size:</b>	2,880 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Front Yard, Interior Lot, Many Tre		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Welcome to 170 2nd Street NW in Medicine Hat—an incredibly unique, industrial-style home that stands out from anything else on the market. Designed for easy, low-maintenance living, this property blends modern comfort with bold character and practical function. Inside the main home, you’ll find a bright, open layout with durable finishes and a relaxed, urban feel throughout. A major highlight is the in-floor heating, offering consistent, efficient comfort year-round. The home is designed to be simple, functional, and easy to maintain—perfect for busy lifestyles or anyone wanting stress-free living. Adding to its character, the property features authentic industrial touches including 1932 original warehouse windows and unique historic elements that give the home a true one-of-a-kind personality. A major bonus is the approximately 800 sq. ft. self-contained legal suite located above the garage. Fully independent and well-designed, it offers excellent flexibility for rental income, extended family, or guests—adding significant value and versatility to the property. If you are looking for a standout investment property, this home delivers style, comfort, and opportunity all in one package. Opportunities like this don’t come up often—this is your chance to own something truly different in a great location.