

\$674,500 - 1249 25 Street Se, Medicine Hat

MLS® #A2261963

\$674,500

5 Bedroom, 2.00 Bathroom, 1,695 sqft
Residential on 0.18 Acres

Connaught, Medicine Hat, Alberta

Best Christmas Present Ever – And Just in Time for Next Year's Summer Fun! Welcome to this stunning five-level split, where modern living meets your own private outdoor paradise! The open-concept main floor flows beautifully between the spacious living room, dining area, and stylish kitchen – perfect for everyday living and unforgettable family gatherings.

Step outside into a resort-style backyard oasis featuring a fully renovated swimming pool by Backyard Vacations (2024), an incredible outdoor kitchen setup with a hood fan for all your cooking needs, a sink with hot and cold water and a relaxing hot tub – everything your family needs to make the most of summer. Whether you're hosting a BBQ, enjoying a peaceful evening by the cozy fire pit, or unwinding under the stars, this backyard was made for making memories.

Inside, you'll find five spacious bedrooms, including a warm and inviting study with a wood-burning fireplace – ideal for quiet reading or working from home. A large family room adds even more space to relax and enjoy.

Fully renovated inside and out, with a new roof, eaves, garage doors and openers, windows, kitchen with stunning quartz countertops, and slide out pantry, bathrooms, flooring, paint, lighting, rubber decking around the pool and hot tub and front steps, govee lights, insulation in attic, grass free yard which makes this easy to maintain. Upstairs and



downstairs laundry. This move-in-ready home offers modern comfort, timeless style, and tons of storage. Don't miss your chance to give your family the best Christmas gift ever – a dream home that's ready for summer!

Built in 1977

Essential Information

MLS® #	A2261963
Price	\$674,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,695
Acres	0.18
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

Community Information

Address	1249 25 Street Se
Subdivision	Connaught
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B1W1

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Parking Pad
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Kitchen Island, No Smoking Home,
-------------------	---

	Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	29
Zoning	R-LD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.