

\$465,900 - 701 Mccutcheon Drive Nw, Medicine Hat

MLS® #A2248789

\$465,900

5 Bedroom, 3.00 Bathroom, 1,449 sqft

Residential on 0.24 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Ready for immediate possession, homes like this don't come along often. Nestled on a 10,590 sq ft corner lot in a coveted pocket of the city, this charming brick bungalow has been lovingly maintained by the same owners for over 50 years—a true testament to the care and pride poured into every detail. Welcome to your new oasis, where you can enjoy panoramic views of the Medicine Hat valley from your front porch, living room, or while strolling the nearby scenic trails along McCutcheon Drive. Inside, you'll find a spacious, light-filled front living room perfect for relaxing or hosting. Down the hall are two bedrooms, a full bathroom, and a primary suite featuring a private ensuite with pocket doors—designed for both function and privacy. The updated kitchen offers modern convenience and character, with a hexagonal tile backsplash, built-in oven, electric cooktop, and updated flooring. Along with the stunning front porch, there is also a 16' x 5' covered deck outside the kitchen doors. Just off the kitchen, a conveniently located laundry area sits at the landing between the back door, garage access, and basement entry—making day-to-day living seamless. Head downstairs to find even more space: and a massive recreation area with a wet bar, a mid-century styled bathroom, two non-conforming bedrooms, and a cold storage room, —a perfect setup for movie nights, games, or hosting guests. The southeast-facing yard is a



gardenerâ€™s dreamâ€”abundant with blooming garden beds, mature trees, and established creeping vines that add charm and shade to the side of the home. With two driveways, a single attached garage, and ample street parking, you'll never be short on space. Recent updates include a new dishwasher, oven, and hot water tank (2024), plus furnace and cooktop servicing completed in 2024â€”so you can move in with peace of mind. This home offers timeless charm, stunning views, and unbeatable location. Donâ€™t miss your chance to live on one of Medicine Hat's most scenic streets!

Built in 1967

Essential Information

MLS® #	A2248789
Price	\$465,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,449
Acres	0.24
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	701 Mccutcheon Drive Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6X9

Amenities

Parking Spaces	5
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Bar
Appliances	Built-In Electric Range, Dishwasher, Dryer, Refrigerator, Washer, Oven-Built-In
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	12
Zoning	LD-R

Listing Details

Listing Office	2 PERCENT REALTY
----------------	------------------

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.