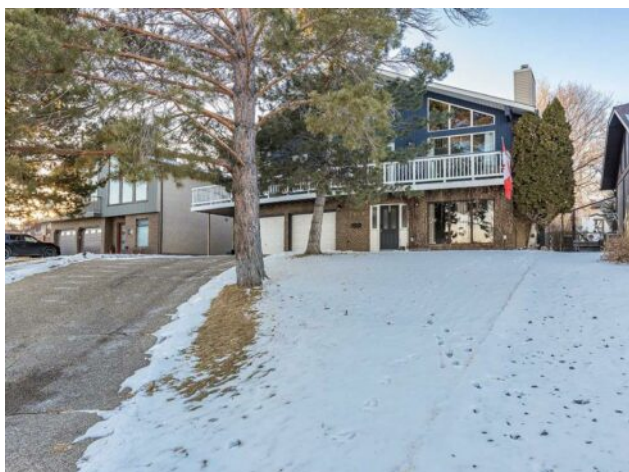


1168 16 Street NE
Medicine Hat, Alberta

MLS # A2279747



\$659,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,357 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Off Street		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Landscaped, Secluded, Underground Sprinklers, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Brick, Cedar, Metal Siding , Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Fridge, Gas Stove, Dishwasher, Microwave, Hood Fan, Washer/Dryer (2024), Ceiling Fans, Central AC, Underground Sprinklers, Garage Door Openers(2) & Remotes, Pool Table (refelted 2025)& Accessories, Pond Equipment w/ UV Light, Sheds(2), Hot Tub & Accessories (cover is newer), Workbenches in garage, Window AC in garage (AS IS), Freezer in Garage, Solar Panels, BI Murphy Bed, Basement Fridge

1168 16 Street NE is a truly special home, offering a rare blend of character, thoughtful updates, and an exceptional location with views of the river valley — all tucked away on a quiet, desirable street. The home's unique design welcomes you through the front door into the lower level, where a spacious and inviting rec room/living area awaits. Functional details like built-in cabinetry, a Murphy bed, and charming wallpaper make this level incredibly versatile. Heading upstairs, the main level is nothing short of breathtaking. Vaulted cedar ceilings, expansive windows, and open sightlines flood the space with natural light and create an airy, uplifting feel. The living room is anchored by a brand new wood-burning fireplace complete with updated hearth, mantel, tile, and insert. The kitchen is elegant and seamlessly connects to the dining area, offering direct access to the large wrap-around deck where you can enjoy peaceful views and morning coffee overlooking the yard and river valley beyond. This level also features a spacious primary suite, complete with double closets and a private 3 pc ensuite. Two additional bedrooms, a beautifully updated 4 pc main bathroom, and a convenient laundry room complete this floor. Above it all, the third floor loft is a standout feature and a truly inspiring space. Bathed in natural light, it offers the perfect spot to relax by the windows and take in those gorgeous views! Whether used as a library, home office, family room, or creative retreat, the loft also includes smart built-in storage along both sides, making it just as functional as it is charming. Set on an impressive 11,800 sqft lot, the outdoor space is an absolute oasis. While winter has it resting, it's easy to imagine how stunning and serene this yard becomes in the warmer months: mature landscaping with UGS, a peaceful pond with waterfall, relaxing hot tub, and a charming

shed with electrical — all creating a private retreat rarely found in the city. Additional highlights include solar panels, adding efficiency and long-term value, and a home layout that feels both open and intimate. Homes with this much character, space, and setting rarely come available. This is a property that must be experienced to truly appreciate its warmth, charm, and timeless design.