



170 2 Street NW
Medicine Hat, Alberta

MLS # A2302497



\$899,000

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

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Concrete	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist	Zoning:	R-LD
Foundation:	ICF Block	Utilities:	-
Features:	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.