

# \$469,900 - 17 Iris Court Se, Medicine Hat

MLS® #A2256611

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,392 sqft

Residential on 0.13 Acres

Connaught, Medicine Hat, Alberta

Discover your dream home at 17 Iris Court! Nestled in a peaceful cul-de-sac, this fantastic family residence backs directly onto a path system, with two parks and lush green space—just seconds from the Connaught Golf Course.

Step inside to find bright mornings in the cozy breakfast nook, elegant dinners in the separate dining room, and relaxed evenings in the spacious living room adorned with stunning hardwood floors.

The expansive basement is an entertainer's dream, featuring a wet bar and a large family room with a gas stove—perfect for cozy winter gatherings. Major updates include a brand new roof (2024), hot water tank (2024), also stay cool with a Trane air conditioning unit. Outside, enjoy a lovely front patio ideal for morning coffee, and a beautiful backyard bursting with perennials and thriving grapevines. With a double car attached garage and unmatched location, this home truly has it all. Don't miss out—come see for yourself and bring your offer!

Built in 1979

## Essential Information

MLS® # A2256611

Price \$469,900

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,392
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	17 Iris Court Se
Subdivision	Connaught
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2S1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Skylight(s)
Appliances	Built-In Electric Range, Built-In Oven, Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Irregular Lot
Roof	Asphalt Shingle

Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 19th, 2025
Days on Market	4
Zoning	R-LD

### **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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