

# \$325,000 - 138 Cochran Drive Nw, Medicine Hat

---

MLS® #A2244022

**\$325,000**

3 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.14 Acres

Northwest Crescent Heights, Medicine Hat,  
Alberta

Charming Brick Bungalow in a quiet mature neighbourhood! This adorable 3-bedroom, 2-bath brick bungalow is full of character and updates! Step inside and you'll find hardwood flooring in the inviting living room, some updated vinyl windows that fill the space with natural light, and a refreshed kitchen complete with stainless steel appliances. The updated 4-piece main bath features a tiled tub/shower surround and quartz topped vanity, and two bedrooms round out the main level. The fully finished basement offers great additional living space with a family room and wet bar; perfect for entertaining. The basement also includes a good sized third bedroom, 3-piece bathroom, and a laundry room with storage space. The attached oversized single garage offers plenty of room for parking and weekend projects, and good sized driveway adds even more parking options. Out back, the large yard features a lovely private deck, tranquil pond, and raised garden beds & greenhouse. Additional noteworthy upgrades include furnace and AC. With fantastic curb appeal, a charming covered front porch with planter box, this home is the perfect blend of comfort and charm! Don't miss it!

Built in 1959

## Essential Information

MLS® #

A2244022



|                |             |
|----------------|-------------|
| Price          | \$325,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 889         |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 138 Cochran Drive Nw       |
| Subdivision | Northwest Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1A 6Y7                    |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                          |
| Parking        | Concrete Driveway, Garage Door Opener, Garage Faces Front, Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                                                                                          |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Wet Bar                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Oven, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                  |
| Cooling           | Central Air                                                                                                 |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full                                                                                              |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Garden, Other                      |
| Lot Description   | Back Lane, Back Yard, Garden, Lawn |
| Roof              | Asphalt Shingle                    |

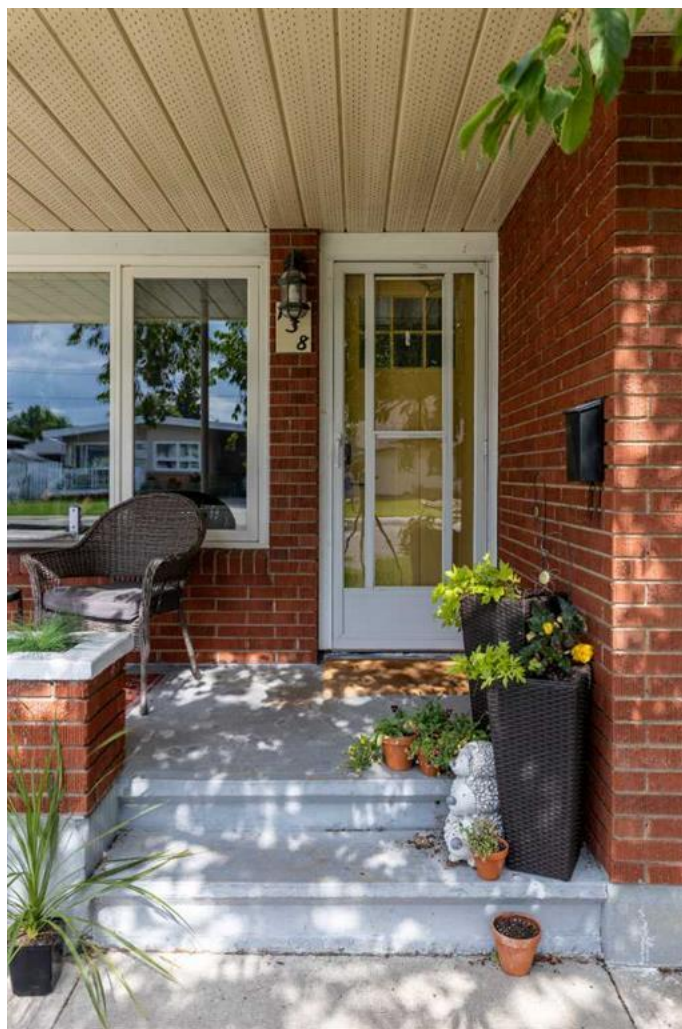
|              |                 |
|--------------|-----------------|
| Construction | Brick           |
| Foundation   | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 4               |
| Zoning         | R-LD            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|



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.