

1730 7 Avenue NE
Medicine Hat, Alberta

MLS # A2215653



\$365,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	917 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Underground Sprinklers		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: TV wall mount in basement bedroom; Canopy and frame on deck. Hardwired security system and DVR.

Welcome to this beautifully maintained 4-bedroom, 2-bathroom home ideally located in the heart of Northeast Crescent Heights, directly across from a peaceful park. This home offers a perfect blend of comfort, functionality, and thoughtful updates throughout. Step inside to find a bright, inviting interior featuring numerous upgrades over the years, including the kitchen and appliances, shingles, vinyl windows, high-efficiency furnace, and updated doors, baseboards, and trim. Every detail reflects pride of ownership and ongoing care. The layout includes two bedrooms on the main floor and two additional bedrooms on the lower level, providing flexibility for families, guests, or a home office setup. The spacious lower-level family room is perfect for movie nights, play space, or entertaining. Enjoy your morning coffee or entertain guests on the rear deck, which overlooks a spacious, fully fenced backyard—perfect for family activities, gardening, or simply unwinding. A single detached garage offers secure parking and additional storage. This home is a must-see for buyers seeking a move-in-ready property in a fantastic neighborhood with easy access to schools, parks, and amenities.