

**2057 7 Avenue NE
Medicine Hat, Alberta**

MLS # A2247769



\$399,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,107 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Gazebo, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage		

Inclusions: Fridge, stove, dishwasher built-in, washer & dryer, central air conditioner, window coverings, 2 gazebo's, garage door opener,

Immediate Possession Available! This traditional 4-level split offers 1,107 sq. ft. of family friendly living space in a fantastic NECH location; just minutes from Ken Sauer School, the Big Marble Go Centre, and shopping. The main level features a bright living room with a beautiful tile-encased wood burning fireplace, and a functional dining area that flows seamlessly into the spacious kitchen. Upstairs, you'll find three bedrooms, a full bathroom, and a primary suite complete with its own private half-bath ensuite. The lower levels provide even more versatile living space, including a cozy family room, den, 3 piece bathroom, workshop, laundry, storage, and a bonus room. The fully finished and fenced backyard is perfect for outdoor enjoyment, featuring 2 gazebos, exposed aggregate patio, and a heated double detached garage with wood shelving and a workbench. Parking is never an issue with double rear parking off the alley and a front driveway finished in beautiful exposed and stamped concrete. Notable upgrades include new shingles (2019), hot water tank (2020), and high-efficiency furnace (2024). A true turn key home in a great location and ready for the next family to make it their own!