

1479 7 Avenue NE
Medicine Hat, Alberta

MLS # A2248500



\$349,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	961 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Interior Lot, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: N/A

This cozy and lovingly updated bungalow offers a perfect blend of comfort and convenience. Featuring a double detached garage and numerous recent upgrades, including several new windows, a furnace, central air conditioning, and a hot water tank all completed in 2023, this home is move-in ready. The inviting eat-in kitchen boasts stainless steel appliances and opens to a bright dining area with sliding patio doors leading to the deck, ideal for summer gatherings. The main floor includes three comfortable bedrooms and a 4-piece bathroom, while the fully finished basement offers even more space to enjoy. Downstairs, you’ll find a large family room perfect for movie nights, a wet bar for entertaining, and an additional bedroom with its own ensuite for added privacy. The fully fenced, landscaped yard provides a great outdoor space for kids and pets, and the location couldn’t be better—close to schools, parks, playgrounds, and the BMGC for recreation. This home truly checks all the boxes!