



GRASSROOTS
REALTY GROUP

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2179 8 Avenue NE
Medicine Hat, Alberta

MLS # A2234649



\$424,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,182 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Gazebo, Landscaped, Level, Street Lighting,		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Gazebo and motorized window roller shutters included. Washer, Dryer, Downstairs Refrigerator all negotiable

Welcome to this clean, well-kept bi-level nestled on a quiet, mature street in NE Crescent Heights. This lovingly maintained home offers peace of mind with major upgrades already done—including shingles, high-efficiency furnace, central air conditioning, vinyl windows, and a newer deck. Step inside to a bright, functional layout. The spacious front living room features a large window with exterior electric roller shades—perfect for keeping cool on hot summer days. The kitchen is generous in size, offering ample cupboard and counter space, and flows seamlessly into the adjacent dining area, which opens to a beautiful deck overlooking your private backyard retreat. Enjoy the serene, landscaped yard full of mature trees and vibrant flowers from the shade of the gazebo covered deck. The main floor offers three good-sized bedrooms, including a primary with a cute 2-piece ensuite, and a 4-piece main bath. Downstairs, you’ll find a family room, a fourth bedroom with walk-in closet, a 3-piece bathroom, two storage rooms, a spacious laundry room, and utility room. There is also direct access to the double attached garage—one side of which features an extra-tall door perfect for an RV or camper. Located close to schools, parks, and the Big Marble Go Centre, this beautifully cared-for home is a rare find in a sought-after neighborhood. Don’t miss your chance to enjoy comfort, space, and convenience in this move-in-ready gem!