



GRASSROOTS
REALTY GROUP

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**2060 7 Avenue NE
Medicine Hat, Alberta**

MLS # A2248467



\$385,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,047 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Freezer (basement), fridge / freezer (Garage), All cabinets, shelving and work bench in garage, portable hot tub, propane fire bowl, , all window coverings, armoire in downstairs bedroom, piano, (4) pergolas, all outdoor furniture, (1) garage door opener with (2) remotes

Welcome to your dream home in the heart of NE Crescent Heights! This well-loved bilevel gem, cherished by its owners for the past 27 years, offers the perfect blend of comfort, style, and functionality. Nestled in a family-friendly neighborhood, this home is within walking distance to schools, making it ideal for growing families. Step inside to discover a bright and inviting interior with numerous updates over the years, showcasing the care and attention this home has received. The spacious layout is designed for both everyday living and entertaining, with ample room for everyone to enjoy. The true showstopper is the backyard—a private oasis perfect for relaxing or hosting gatherings. Lush landscaping and thoughtful design create a serene escape, offering unmatched privacy. Car enthusiasts and hobbyists will love the oversized detached garage, complete with plenty of space for projects or storage, plus the added bonus of RV parking. This move-in-ready home combines modern updates with timeless charm, making it a rare find in a sought-after location. Don't miss your chance to own this lovingly maintained Crescent Heights treasure—schedule your viewing today!