



**GRASSROOTS**  
REALTY GROUP

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**1479 7 Avenue NE**  
**Medicine Hat, Alberta**

**MLS # A2248500**



**\$349,900**

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

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Concrete, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**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!