



GRASSROOTS
REALTY GROUP

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2452 7 Avenue NE
Medicine Hat, Alberta

MLS # A2253302



\$389,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,120 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

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

Inclusions: central AC, underground sprinklers, deck umbrella, garden boxes, shed, TV mounts (2), window coverings, curtain rods, garage workbench

Welcome to this charming 2-storey home that's perfect for first-time buyers or anyone looking to enter the Medicine Hat real estate market! Pride of ownership shines throughout, with newer shingles, a well-maintained interior, and a location that can't be beat—close to schools, parks, and everyday amenities. The main floor offers a bright living room with a cozy gas fireplace and large windows, along with a functional kitchen and dining space featuring ample cabinetry, full appliance package, and direct access to the back deck. Upstairs, you'll find three comfortable bedrooms including a spacious primary, plus a full bathroom. The lower level is developed with a generous family room that's ideal for movie nights or entertaining. Outside, the fully fenced and landscaped backyard is a private retreat with mature trees, a garden area, a large deck, and plenty of room for future RV parking or a dream garage. This home comes complete with an attached single garage and excellent curb appeal, it checks all the boxes for affordable, family-friendly living. Check out the virtual tour and book your showing today!