



GRASSROOTS
REALTY GROUP

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449 7 Street NE
Medicine Hat, Alberta

MLS # A2253451



\$439,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1959 (66 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage, Off Street, RV Access/F		
Lot Size:	0.15 Acre		
Lot Feat:	Gazebo, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, built-in dishwasher, hood fan, microwave, all rods & blinds, garden shed, garage door opener + 1 remote, gazebo, TV all mount in garage

Welcome to this inviting bungalow tucked away on a quiet street in the city's northeast. The property is fully fenced with low-maintenance vinyl fencing, beautifully landscaped, and showcases a large heated detached garage (28x26) along with RV parking. Inside, a bright and welcoming living room greets you upon entry, leading to a spacious eat-in kitchen complete with a full stainless steel appliance package. The main floor features two comfortable bedrooms and a 4-piece bathroom, including a generous primary suite with a walk-through closet and a large 3-piece en-suite. The lower level extends the living space with a large family room and a games/flex room, offering plenty of versatility. Outdoors, enjoy a private backyard oasis with mature trees, a storage shed, and a gazebo — perfect for quiet relaxation or entertaining guests. Immediate possession available and very easy to show!