



GRASSROOTS
REALTY GROUP

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**2288 7 Avenue NE
Medicine Hat, Alberta**

MLS # A2262571



\$489,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,335 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), French Door, Laminate Counters, Vinyl Windows, Wet Bar		

Inclusions: Stove(electric), stove(gas), fridge, washer & dryer, central vac with attachments, window coverings, A/C, Garage door & opener, BBQ on deck, radiant heater in garage, underground sprinklers on timer.

Spacious Bilevel in NE Crescent Heights. This well-maintained 1,335 sq ft bilevel with 2 x 6 Construction, and ICF block basement. This home offers an abundance of space and flexibility for any lifestyle. Featuring 4 large bedrooms, 2 full bathrooms and 1 half bath, this home is ideal for families or those looking for room to grow. The main floor welcomes you with beautiful hardwood floors in the living room and French doors leading to a versatile bonus room – perfect for a home office or formal dining area. The bright kitchen offers access to an unheated sunroom, providing extra space for relaxing or entertaining. Convenient main floor laundry adds to the functionality. Downstairs, you’ll find a large open family room, a kitchenette, and plenty of storage, offering excellent potential for extended family or guests. 2 x 6 Construction, and ICF block basement. Fuse panel is ready for solar panel installation. Outside, the property features a triple car garage, ample parking, and a location close to schools, parks, and shopping. Fast possession available, so you can move right in and make it your own! Title insurance offered in lieu of a Real Property Report.