



GRASSROOTS
REALTY GROUP

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1647 4 Avenue NE
Medicine Hat, Alberta

MLS # A2275850



\$395,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Northeast Crescent Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,097 sq.ft. | Age: | 1973 (52 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached, Driveway, Garage Faces Rear, Oversized, Parking | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Back Lane, Gazebo | | |

| | | | |
|--------------------|-------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Garage Door Opener with (2) remotes, Ring Door Camera, (3) Lorex Security Cameras, (2) coded deadbolts, Google Thermostat, Gazebo, Garage Bench, Hot Tub

Welcome to 1647 4 Avenue NE, Medicine Hat, Alberta Discover this meticulously cared-for home in a prime Medicine Hat location, offering the perfect blend of comfort, functionality, and outdoor appeal. Ideally situated in a family-friendly neighborhood close to parks, schools, and scenic walking paths along the South Saskatchewan River. This well-laid-out residence features 3 bedrooms (2 up, 1 down) and convenient laundry hookups on both levels for ultimate flexibility. The main floor features a bonus walk in closet for convenience; this area could also be used as a main floor laundry room. The basement bedroom boast a spacious walk-in closet, while the fully renovated basement provides modern finishes and fresh appeal throughout. The standout feature is the massive 28x26 detached garage with soaring 10-foot ceilings, radiant heat, and 220 wiring—ideal for hobbyists, mechanics, or extra storage. Ample additional parking means room for all your toys, including space to easily accommodate two 30-foot RVs. Step outside to your private backyard oasis, complete with a generous deck and charming gazebo—perfect for relaxing evenings, barbecues, or entertaining guests. With numerous updates and thoughtful maintenance, this home is move-in ready. Enjoy the convenience of nearby amenities, including beautiful parks and extensive walking trails that make Medicine Hat’s outdoor lifestyle second to none. Don’t miss this exceptional property—schedule your viewing today!