



GRASSROOTS
REALTY GROUP

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2447 7 Avenue NE
Medicine Hat, Alberta

MLS # A2278042



\$495,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,622 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Walk-In Closet(s)		

Inclusions: N/A

Offering excellent space and a highly functional layout, this 2 storey home with a heated double attached garage sits on an extra-large lot in the convenient NECH neighbourhood close to schools, Big Marble Go Centre, and many amenities. Curb appeal is undeniable with two separate garage doors, a welcoming front porch, and a charming pergola arch leading to the home. Inside, the main floor offers a bright open-concept layout with rich hardwood flooring throughout. The living room features a cozy gas fireplace and feature wall, while the kitchen showcases warm natural tones, ample cabinetry, a walk-in pantry, and modern appliances. The dining area opens directly to the covered deck, ideal for BBQs and morning coffee. Upstairs you'll find 3 generously sized bedrooms, including the primary suite with a walk-in closet and 3 pc ensuite. A conveniently located laundry room, a full bathroom, and a built-in desk area complete the upper level. The fully finished basement adds valuable living space with a cozy family room, storage, a full bathroom with a tiled walk-in shower, and a fourth bedroom (currently used as an office) with a proper egress window. The insulated heated garage is exceptionally well set up, offering a floor drain and plenty of space to store tools and recreational equipment. The spacious yard is perfect for enjoying all seasons and features excellent fencing, a dog run, a fire pit area, a large patio, and a covered deck, with plenty of room for RV parking or a future detached garage. This well cared for home offers space, functionality, and an excellent location—an ideal place to put down roots.