



**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.