



**1919 9 Avenue NE  
Medicine Hat, Alberta**

**MLS # A2282574**



**\$429,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Driveway, Heated Garage, Insulated, Off Street, Si		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Soaking Tub, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Garburator, Hot Tub, Mini-Fridge, Deep Freeze, Washer, Dryer, Window Coverings/Blinds

Located directly across from Holt Crescent Park and a short drive to grocery store & the Big Marble Go Centre, this well-maintained bi-level offers a functional layout, generous space, and an unbeatable setting. Situated on a spacious corner lot in a desirable, school-adjacent neighborhood, the home combines comfort, convenience, and thoughtful updates throughout. The main floor spans 1,173 sq. ft. and features a bright living room anchored by a wood-burning fireplace. The kitchen comes fully equipped and includes a garburator, along with the added convenience of a central vacuum system. Three bedrooms are located on the upper level, which includes the primary bedroom with its own 3-piece ensuite. A 4-piece main bathroom completes the floor, designed as a spa-style retreat with a jetted Jacuzzi tub, body sprays, and a rain shower head. The fully finished lower level offers excellent additional living space with two more bedrooms, a large recreation room, and a 3-piece bathroom that has been refreshed with new flooring, paint, and a new shower enclosure and door. Outside, the backyard is designed for low-maintenance living, featuring synthetic turf, underground sprinklers for the remaining lawn areas, and a mature apple tree. A large covered deck provides year-round enjoyment and houses a private hot tub. Parking and storage are a standout feature of this property, offering both an attached single garage and a detached double heated garage—ideal for vehicles, storage, or workshop use. Numerous updates provide peace of mind, including all new windows completed in 2019 and 2020, a brand new hot water tank installed in 2025, and updated fascia, soffits, eavestroughs, and garage shingles. Additional mechanical features include central air conditioning and a high-efficiency furnace.