



1685 4 Avenue NE
Medicine Hat, Alberta

MLS # A2294869



\$229,900

Division:	Northeast Crescent Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	824 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

A beautifully designed 3-bedroom plus den half duplex in the desirable North Crescent Heights area. The upper level features 2 bedrooms and a full bathroom, complemented by a bright, modern white-toned kitchen and dining area. The living room opens directly onto a sun-filled deck—perfect for enjoying your morning coffee in a peaceful setting. Some listing photos are virtual staging and/or artist's renderings. The lower level offers two additional bedrooms, a separate living area, and 1 bathroom. With its generously sized living space, the basement provides excellent flexibility for family living, guests, or additional recreational use. A large, private backyard and abundant storage complete the home, delivering exceptional livability and long-term value for both homeowners and investors. Walking distance to school and shopping area.