



**2167 10 Avenue NE  
Medicine Hat, Alberta**

**MLS # A2295269**



**\$464,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Fridge, Gas Range, BI Dishwasher, Garburator, Central Air Conditioner, Central Vacuum & attachment, Garage Door opener & remote 2, Underground sprinklers, Washer, dryer, Deep freezer, fridge in basement, Hot tub "As Is" and cover, gazebo, garage shelves and pegboard in front, gas bbq,

This beautifully maintained 5 Bedroom home has been upgraded throughout and offers a bright, open-floor plan that feels both welcoming and very functional. The spacious living areas are filled with natural light, while two fireplaces add warmth and character. Thoughtful kitchen and bathroom upgrades, updated doors, vinyl windows, and major mechanical improvements give peace of mind, including shingles replaced in 2021, a new hot water tank in 2024, and a high-efficiency furnace with central A/C installed in 2010. Outside, you'll love the private, mature yard with established landscaping, fruit trees, flower beds, and underground sprinklers. Tucked into a quiet neighbourhood close to schools and parks, this property offers the perfect balance of comfort, privacy, and convenience. The detached double garage measures 24x26 with an 8-foot door, plus a double driveway off the front street for plenty of parking.