



**2288 7 Avenue NE  
Medicine Hat, Alberta**

**MLS # A2300437**



**\$489,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,335 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), French Door, Laminate Counters, Vinyl Windows, Wet Bar		

**Inclusions:** Stove(electric), stove(gas), fridge, washer & dryer, central vac with attachments, window coverings, A/C, Garage door & opener, BBQ on deck, radiant heater in garage, underground sprinklers on timer.

Spacious Bilevel in NE Crescent Heights. This well-maintained 1,335 sq ft bilevel with 2 x 6 Construction, and ICF block basement. This home offers an abundance of space and flexibility for any lifestyle. Featuring 4 large bedrooms, 2 full bathrooms and 1 half bath, this home is ideal for families or those looking for room to grow. The main floor welcomes you with beautiful hardwood floors in the living room and French doors leading to a versatile bonus room – perfect for a home office or formal dining area. The bright kitchen offers access to an unheated sunroom, providing extra space for relaxing or entertaining. Convenient main floor laundry adds to the functionality. Downstairs, you’ll find a large open family room, a kitchenette, and plenty of storage, offering excellent potential for extended family or guests. 2 x 6 Construction, and ICF block basement. Fuse panel is ready for solar panel installation. Outside, the property features a triple car garage, ample parking, and a location close to schools, parks, and shopping. Fast possession available, so you can move right in and make it your own! Title insurance offered in lieu of a Real Property Report.