

# \$469,900 - 2422 7 Avenue Ne, Medicine Hat

MLS® #A2237178

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,411 sqft

Residential on 0.14 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Absolutely stunning raised bungalow located on a beautiful avenue and situated close to a school and walking paths. This spacious bungalow has an open layout and has a bright and airy feel with 9' ceilings both on the main floor and the lower level. The spacious kitchen has bright cabinetry, beautiful stainless-steel appliances and an island overlooking the great room which also features a warm and inviting gas fireplace. Never fear of not having enough groceries on hand as the large walk-through pantry makes bringing in the groceries from the garage smooth and easy. The high-end blinds are motorized for your convenience, so no more fighting with the dreaded draw strings when you want to raise or lower them. The primary bedroom has plenty of room for your larger furniture and features a large walk-in closet and beautiful 4-piece ensuite. The front office has a large window for natural lighting and would be perfect for your work away from the hustle and bustle. The lower level features 2 more large bedrooms, a full 3 piece bath and tons of storage (perfect for the teenagers!) Enjoy summer evenings on the covered deck or your choice of 2 lower decks where you can enjoy the beauty of your yard. Shingles and A/C are only a year old. There's so much to appreciate here, so don't miss out!

Built in 2002



## Essential Information

MLS® #	A2237178
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,411
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2422 7 Avenue Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C1Y7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	1
Zoning	R-LD

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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