

# \$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

**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        33  
Zoning                    R-LD

**Listing Details**

Listing Office            SOURCE 1 REALTY CORP.

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