



**GRASSROOTS**  
REALTY GROUP

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1797 4 Avenue NE  
Medicine Hat, Alberta

MLS # A2305756



**\$409,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Attached Carport, Double Garage Attached, Driveway, Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting, Underground		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Quartz Counters, Vinyl Windows		

**Inclusions:** mini fridge, white fridge in basement, 3 sheds, playhouse, TV mount, bookshelf in upstairs kids bedroom

Fully updated and full of personality—this Crescent Heights bungalow sits proudly on a corner lot with standout curb appeal and a fun, eye-catching exterior. Step inside to a bright, open-concept main floor featuring cohesive flooring throughout, large windows, and a clean, modern feel. The kitchen and dining area flow seamlessly together, showcasing white quartz countertops, stainless steel appliances, open shelving, and a bonus mini bar fridge—perfect for entertaining. The inviting living room connects effortlessly to the heart of the home, while three main floor bedrooms offer comfortable living. The primary bedroom includes a built-in desk nook and direct access to the backyard. A beautifully updated 4-piece bathroom completes the main level. Downstairs, you’ll find a fully developed lower level with a spacious family room highlighted by a fireplace feature wall ready for your electric insert, an additional bedroom, a 3-piece bathroom, and a versatile sink area ideal for crafts or a future wet bar. Laundry, storage, and access to the heated attached garage (with 220V wiring and window a/c) are also conveniently located here. Outside, enjoy a fully fenced yard with plenty of space to relax and play—featuring a patio area, side yard access, underground sprinklers, a shed, and a charming playhouse. Parking is a breeze with an attached double garage, carport, and extra front space for a small RV or boat. Located in a fantastic neighborhood close to schools, parks, playgrounds, and everyday amenities, this home has seen numerous updates including flooring, shingles, exterior doors, attic insulation and mo. Fully developed, beautifully finished, and completely move-in ready—there’s nothing left to do but unpack. Turn-key and waiting for its next owner—this one won’t last long!