



GRASSROOTS
REALTY GROUP

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1265 2 Avenue NE
Medicine Hat, Alberta

MLS # A2316473



\$334,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	928 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting, Subdivided		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 1265 2nd Ave NE in desirable Crescent Heights! This well-kept bungalow offers a functional layout, mature landscaping, and a convenient location close to schools, parks, recreation, and shopping. With 2 bedrooms up, 2 additional bedrooms down, and 2 full bathrooms, this home provides flexible living space for families, guests, or potential investment opportunities. The bright and practical main floor features a comfortable living area along with a durable mix of carpet, vinyl plank, and linoleum flooring. The fully developed basement adds excellent extra living space with a spacious family room, two bedrooms, a 3-piece bathroom, laundry area, storage space, and a furnace room. A new furnace installed in 2024 adds peace of mind. Outside, enjoy the fully fenced and landscaped backyard complete with mature trees, shrubs, and a concrete patio—perfect for relaxing or entertaining. The property also includes a single detached garage, double front driveway, and additional street parking. Additional features include central A/C, PVC double-pane windows, a 100 amp electrical panel, asphalt shingles, and a full appliance package including fridge, stove, dishwasher, washer, and dryer. Move-in ready and located in a quiet, established neighborhood, this Crescent Heights bungalow offers comfort, space, and great value for first-time buyers, families, or investors alike.