



GRASSROOTS
REALTY GROUP

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2423 7 Avenue NE
Medicine Hat, Alberta

MLS # A2331154



\$459,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,236 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

If you've been searching for a welcoming five-bedroom family home, this well-kept bi-level might be just the one. Tucked away on a quiet street close to schools, shopping, and walking trails, it offers a comfortable layout with plenty of space for everyone. Step inside to a spacious front entry that leads into a roomy living room, then on to a bright kitchen with generous counter space, a corner pantry, a newer garburator, and easy access to the rear deck. The dining area has room for a larger table, and the vaulted ceilings give the main floor an open, airy feel. The primary bedroom features a handy three-piece ensuite and walk-in closet, with two more bedrooms just down the hall. Downstairs, there's even more room to relax, with a large family room, cozy gas fireplace, and space for a pool table or games area. You'll also find two additional good-sized bedrooms, another three-piece bathroom with laundry, and a finished double attached garage with recently installed radiant heat. Outside, the large landscaped yard is ready for summer evenings on the deck, kids playing in the yard, or gatherings under the lower-level pergola. You'll appreciate the underground sprinklers, enclosed storage under the deck, two sheds, and the extra space to add a second garage or create RV parking. The central air is only a couple of years old, too. There's so much to love here—come take a look and see if it feels like home.