



**GRASSROOTS**  
REALTY GROUP

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**1539 4 Avenue NE**  
**Medicine Hat, Alberta**

**MLS # A2337991**



**\$399,900**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Northeast Crescent Heights                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | Bi-Level                                                               |               |                   |
| <b>Size:</b>     | 912 sq.ft.                                                             | <b>Age:</b>   | 1973 (53 yrs old) |
| <b>Beds:</b>     | 3                                                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, C |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Landscaped                                                             |               |                   |

|                    |                                         |                   |      |
|--------------------|-----------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island          |                   |      |

**Inclusions:** Stove, Fridge, Dishwasher, Washer, Dryer, Microwave, Garburator, Garage door opener & remote, Window coverings, Shed.

Welcome to 1539 4 Avenue NE! This well maintained bi-level home offers 3 bedrooms, 2 full bathrooms, and 912 SqFt of comfortable living space in a convenient NE location close to schools, parks, shopping, and everyday amenities. The bright and spacious living room welcomes you with an abundance of natural light, creating a warm and inviting atmosphere. The kitchen is functional and well laid out, featuring all appliances, a center island, and plenty of cabinet space, while the adjoining dining area provides the perfect place for family meals. Patio doors lead out to the deck overlooking the landscaped backyard, giving you great outdoor living space to enjoy. The main floor hosts 2 spacious bedrooms and a 4pc bathroom. The fully developed lower level offers a large family room, an additional bedroom, another 4pc bathroom, and laundry/storage space. Outside, you'll appreciate the large driveway, heated double detached garage, and RV parking—providing plenty of room for vehicles, toys, and storage. A fantastic home in a great location with quick possession available! Numerous updates have been completed over the years, including a triple-pane tinted front windows (2014), high-efficiency furnace (2014), central air conditioner (2019), rebuilt deck (2023), rear roof shingles (2021), front roof shingles (2026) and upgraded R50 insulation in the home.