



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1682 7 Avenue NE
Medicine Hat, Alberta

MLS # A2345564



\$299,900

Division:	Northeast Crescent Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	977 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Driveway, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Other, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Blinds, Shed

Fresh, clean, and ready for its next chapter! This immaculate 4 bedroom, 2 full bathroom half duplex offers a bright, comfortable layout with plenty of space for the whole family. The main floor features a spacious living room with beautiful park views, an updated kitchen with quartz countertops, generous dining space, two bedrooms, a 4 piece bathroom, and convenient main-floor laundry. Downstairs, you will find a family room, two additional bedrooms—including a huge primary with a large walk-in closet—and a 3 piece bathroom. Located in a great neighbourhood directly across from a park and green space, this home is just minutes from Costco, Co-op, the Leisure Centre, schools, shopping, and everyday amenities. Outside, enjoy the fully fenced yard with a front deck overlooking the green space, plus a back patio area and a storage shed. With a functional layout, substantial updates throughout, a fantastic location, and immediate possession available, this home is truly move-in ready and waiting for its next owners to move in and make it their own!