



GRASSROOTS
REALTY GROUP

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2459 7 Avenue NE
Medicine Hat, Alberta

MLS # A2347003



\$547,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,542 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air Conditioning, TV Mounts (2), Garage Door Opener & Remote, Underground Sprinklers, Fridge & Freezer in Garage, Garage Heater, Workbench & Shelving in Garage, Storage Shed, TELUS Security System

Welcome to 2459 7th Ave NE — a spacious two-storey home offering room for the whole family, plus plenty of space to enjoy outdoors! With 1,542 sq ft of above-grade living space, this home features three bedrooms upstairs, including a primary bedroom with 4pc ensuite. The open concept main floor is the perfect space for entertaining, with the functional kitchen overlooking both the livingroom with corner gas fireplace, and the generous dining space. Downstairs, the finished basement adds flexibility with a 4th bedroom, family room with gas fireplace, and gorgeous 3pc bathroom. This basement is the perfect space for the independent teenager in your life! Recent updates to the home include NEW vinyl plank flooring throughout (2025), NEW fresh paint (2022), NEW Air Conditioner (2025), and NEW vinyl fence (2026). The attached 22x24 garage is heated, keeping your vehicles warm and protected from the elements. Outside, the possibilities continue on the HUGE 54' x 133' lot. The fully fenced yard provides plenty of room for kids, pets, gardening, entertaining, and relaxing. Enjoy summer evenings from the covered rear deck. The yard is fully equipped with underground sprinklers and a storage shed providing convenient space for tools and outdoor equipment. The convenient RV parking space is located inside the fenced yard and is accessible from the front. This home offers an excellent blend of comfort, functionality, and outdoor living - don't miss out on this one!