



GRASSROOTS
REALTY GROUP

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2448 7 Avenue NE
Medicine Hat, Alberta

MLS # A2347811



\$659,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,709 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: Garage shelving and work bench; Underground sprinklers and control; Solar Panels and related equipment; Above Ground Swimming Pool and Equipment; Basement Refrigerator; TV Wall Mounts

Meticulously Maintained Bungalow with Exceptional Living Space. Welcome to this beautifully maintained bungalow offering over 1,700 sq. ft. of main-floor living, plus an impressive fully developed basement. The inviting open-concept design creates a wonderful flow between the living, dining and kitchen areas, making this home ideal for both everyday living and entertaining. The main floor features three bedrooms, including the primary bedroom, along with the convenience of main-floor laundry and generous living spaces designed for comfortable one-level living. A double attached garage adds excellent functionality and direct access to the home. The fully developed basement provides even more space, featuring a large additional bedroom, full bathroom and huge family/recreation room—perfect for movie nights, entertaining, a home gym or creating a dedicated space for the family. There is also loads of storage, making it easy to keep everything organized. Step outside to enjoy the beautifully treed and private yard, complete with a large patio and above-ground swimming pool. This is an exceptional outdoor space for relaxing, entertaining and enjoying the summer months. Adding to the home's appeal are numerous updates over the years and solar panels designed to help reduce electricity costs, providing an energy-conscious feature that can offer valuable long-term savings. Meticulously maintained, spacious and thoughtfully designed both inside and out, this wonderful bungalow offers an exceptional combination of comfort, functionality and outdoor enjoyment. With three bedrooms on the main floor, a fantastic developed basement and a private backyard retreat, this home is one you won't want to miss.