

# \$399,900 - 2057 7 Avenue Ne, Medicine Hat

MLS® #A2247769

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,107 sqft

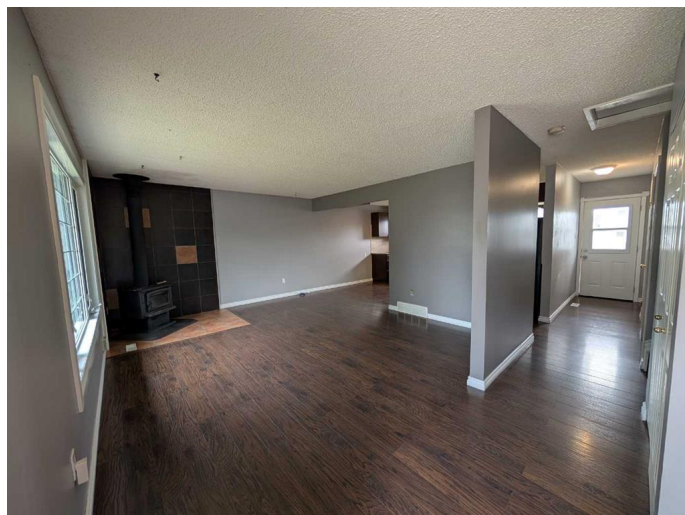
Residential on 0.15 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Immediate Possession Available! This traditional 4-level split offers 1,107 sq. ft. of family friendly living space in a fantastic NECH location; just minutes from Ken Sauer School, the Big Marble Go Centre, and shopping. The main level features a bright living room with a beautiful tile-encased wood burning fireplace, and a functional dining area that flows seamlessly into the spacious kitchen. Upstairs, you'll find three bedrooms, a full bathroom, and a primary suite complete with its own private half-bath ensuite. The lower levels provide even more versatile living space, including a cozy family room, den, 3 piece bathroom, workshop, laundry, storage, and a bonus room. The fully finished and fenced backyard is perfect for outdoor enjoyment, featuring 2 gazebos, exposed aggregate patio, and a heated double detached garage with wood shelving and a workbench. Parking is never an issue with double rear parking off the alley and a front driveway finished in beautiful exposed and stamped concrete. Notable upgrades include new shingles (2019), hot water tank (2020), and high-efficiency furnace (2024). A true turn key home in a great location and ready for the next family to make it their own!

Built in 1975

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2247769      |
| Price          | \$399,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,107         |
| Acres          | 0.15          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2057 7 Avenue Ne           |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C 1K7                    |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Gazebo                                                |
| Parking Spaces | 4                                                     |
| Parking        | Concrete Driveway, Double Garage Detached, Off Street |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks, Storage                                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | Central Air                                                                                                    |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Living Room, Wood Burning                                                                                      |
| Has Basement      | Yes                                                                                                            |
| Basement          | Finished, Full                                                                                                 |

**Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Gazebo, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Vinyl Siding                     |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 12                |
| Zoning         | R-LD              |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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