

\$275,000 - 457 19 Street Ne, Medicine Hat

MLS® #A2132838

\$275,000

3 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.13 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Welcome to 457 19 ST NE! A very affordable family home with key upgrades and centrally located in NE Crescent Heights on a quiet street.

This stunning bi-level gem is a testament to comfort, style and functionality. With 3 bedrooms and 2 bathrooms, this residence has been upgraded with new shingles in 2023 and new windows 6 years ago to provide you with a great home for long into the future. The heart of the home, the kitchen, has been thoughtfully updated with sleek tile countertops, light-toned cabinets, vinyl plank flooring and a great appliance package, including a gas burning stove and a microwave hood fan that vents out.

The main level welcomes you with the charm of dark stained maple hardwood floors. Experience the durability of Kahrs hardwood floors in the two bedrooms on the main level. These quality floors provide a classic look and reliable performance. The full bath on the main has had stylish updates including the tile surround on the tub/shower, toilet, plus sink and tile backsplash. Enjoy the warmth and character this home brings to your everyday life.

This basement features new laminate flooring, a spacious family room/rec room for relaxation or entertaining. Need a quiet corner to work or study? Look no further than the convenient office space, offering the perfect environment for productivity and focus (could also be turned



into a small bedroom). The 2nd bathroom is a charming three-piece bathroom with spruce tongue and groove walls, and Tiled Walk in shower.

Outside, the delights continue with a backyard featuring a shed for extra storage, a firepit and a designated area for your trailer or RV parking needs. Green thumbs will delight in the 10'x20' boxed garden area, including premium topsoil ready for planting your own personal garden masterpiece! One can envision rows of vibrant vegetables, fragrant herbs, or a riotous burst of colorful blooms. Whether you're an avid gardener or a budding enthusiast, this space promises endless possibilities for cultivation and creativity, beckoning you to cultivate your own slice of paradise right at home.

In addition to the newer windows in most parts of the home and newer shingles, other noteworthy enhancements include: an Amana high efficiency furnace (2011), New AC unit (approx 2019), Roxul insulation for noise reduction between the upper and lower levels, a Ring security system (included 3 cameras and doorbell), Excellent Samsung Washer and Dryer and updated electrical sub panel.

Located central to amenities, schools, and recreational facilities. All this at an amazing price, Don't miss out on the opportunity to make this home yours!

Built in 1974

Essential Information

MLS® #	A2132838
Price	\$275,000
Sold Price	\$286,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	862

Acres	0.13
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	457 19 Street Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 1G2

Amenities

Parking Spaces	3
Parking	Off Street, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Garden, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 31st, 2024
Days on Market	15

Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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