

# \$389,900 - 1765 9 Avenue Ne, Medicine Hat

MLS® #A2169348

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,075 sqft

Residential on 0.14 Acres

Northeast Crescent Heights, Medicine Hat,  
Alberta

This completely renovated 1075 sq/ft bi-level is a treasure nestled in a desirable, quiet residential neighborhood with trees, wide streets and lots of parking. This home features 3 large bedrooms, 2 ½ bathrooms, a bonus room as well as a large laundry room and multiple storage areas. This brand new stunning kitchen features artisan crafted countertops, tons of cupboard space with a large pantry cupboard. Brand new stainless steel appliances (fridge, stove, microwave, dishwasher) complete the spacious kitchen area. A unique breakfast countertop bridges an

open area giving you a lovely open kitchen, dining room and living room space.

Patio doors open from the dining area to a large, new 8'x17' deck – perfect for BBQ season or

catching the morning sun. The lower level boasts a beautiful stone gas fireplace to cozy up this very spacious family room.

Beautiful glass barn doors open from the family room to a large bonus room – perfect for an

office, a playroom or an exercise room.(could easily be made into a 4th bedroom). The lower level bathroom has a huge walk in shower that is amazing. The upper bathroom has both shower and tub. Both bathrooms feature a backlit mirror. The upper level has two bedrooms – the master has a 2 piece



ensuite. Both bedrooms have large closets. The lower level has a 3 rd bedroom with large windows that keep the room bright and spacious. Additional features of this beautiful home include a large laundry room, new windows, a fully fenced private yard and a shed in the back for more storage. An attached garage enters the house into the laundry room. From the smallest details, every inch of this home exudes comfort and space. This home is a must see. Call your favorite REALTOR® to view today!

Built in 1975

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2169348    |
| Price          | \$389,900   |
| Sold Price     | \$380,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,075       |
| Acres          | 0.14        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1765 9 Avenue Ne           |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C 1M9                    |

## Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                         |
| Parking        | Garage Door Opener, Additional Parking, Garage Faces Front, Off Street, Oversized, Single Garage Attached |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home                                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Window Coverings, Electric Stove |
| Heating           | Forced Air, Natural Gas, Standard                                                                                 |
| Cooling           | Central Air                                                                                                       |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Brick Facing, Family Room, Gas                                                                                    |
| Has Basement      | Yes                                                                                                               |
| Basement          | Separate/Exterior Entry, Finished, Full                                                                           |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                       |
| Lot Description   | Landscaped, Back Lane, Corner Lot, Irregular Lot            |
| Roof              | Asphalt Shingle                                             |
| Construction      | Brick, Vinyl Siding, Composite Siding, Concrete, Wood Frame |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2024 |
| Date Sold      | November 22nd, 2024  |
| Days on Market | 54                   |
| Zoning         | R-LD                 |
| HOA Fees       | 0.00                 |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

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