

\$374,900 - 2304 7 Avenue Ne, Medicine Hat

MLS® #A2196869

\$374,900

3 Bedroom, 2.00 Bathroom, 905 sqft

Residential on 0.13 Acres

Northeast Crescent Heights, Medicine Hat,
Alberta

This family home in NECH is perfectly located near schools, parks, walking paths, and the Big Marble Go Centre. Bi-Level home featuring 3 bedrooms (2 on the main level & 1 downstairs), 2 bathrooms and 905Sqft. The spacious kitchen includes an eat-in dining area, ample counter space, a pantry, and direct access to a brand new deck (2024); perfect for enjoying this summer on. Recent updates in the kitchen enhance the home's appeal, including new appliances, countertops & backsplash. The main level is completed by a primary bedroom, a second bedroom, and a 4pc bathroom. Downstairs, the lower level offers a large family room, a third bedroom, a 3pc bathroom, a laundry room, and a small den or office space. The landscaped and fully fenced yard includes a new shed for additional storage. For parking and storage, this home offers a double detached garage with a 9x7 single door, as well as a double driveway, providing ample off-street parking. Home has a new A/C unit and some new concrete on front driveway and in backyard. Call today for a private tour!

Built in 2002

Essential Information

MLS® # A2196869

Price \$374,900



Sold Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	905
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2304 7 Avenue Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 1K5

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Pantry, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Central Air Conditioner, Garage Control(s), Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Date Sold	March 5th, 2025
Days on Market	7
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY
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