

# **\$549,900 - 798 19a Street Ne, Medicine Hat**

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MLS® #A2204331

**\$549,900**

4 Bedroom, 2.00 Bathroom, 1,600 sqft

Residential on 0.23 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Welcome to this unique two-storey split home, nestled in a tranquil cul-de-sac and sitting on an expansive pie-shaped lot. With fabulous curb appeal enhanced by modern siding, new shingles, and energy-efficient windows, this property is truly a standout. The generous backyard offers ample space for gardens, relaxation, and play, complemented by plenty of paved parking for RVs, boats, and more. The tandem premium triple garage features in-floor heating, floor drains, attic storage with ladder access and a convenient rear overhead door, making it perfect for any enthusiast.

Inside, you'll find stylish modern updates, including glue-down vinyl plank flooring and elegant granite countertops throughout. The main level boasts two inviting living spaces and a well-appointed kitchen with upgraded appliances and easy access to the deck featuring durable Duradeck and storage below, creating an ideal spot for entertaining while overlooking the beautiful backyard. A convenient three-piece bathroom completes this level.

Upstairs, you'll discover three spacious bedrooms, including a master suite with a walk-in closet, along with a beautifully upgraded four-piece bathroom featuring luxurious granite finishes. A fun laundry chute adds practicality to the home. The cozy basement offers a family room, a fourth



bedroom, and a versatile flex space perfect for an office, gym, home business, or man cave. This stunning property combines modern convenience with an abundance of outdoor space, making it a perfect haven for any family. Don't miss the opportunity to make this dream home your own!

Built in 1994

Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2204331       |
| Price          | \$549,900      |
| Sold Price     | \$555,000      |
| Bedrooms       | 4              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,600          |
| Acres          | 0.23           |
| Year Built     | 1994           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Sold           |

Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 798 19a Street Ne          |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C1R8                     |

Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 3                                                                 |
| Parking        | Additional Parking, Heated Garage, Tandem, Triple Garage Attached |

Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Kitchen Island, Central Vacuum, Granite Counters |
|-------------------|--------------------------------------------------|

|              |                                    |
|--------------|------------------------------------|
| Appliances   | Dishwasher, Refrigerator, Stove(s) |
| Heating      | Forced Air                         |
| Cooling      | Central Air                        |
| Has Basement | Yes                                |
| Basement     | Finished, Full                     |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard                |
| Lot Description   | Back Yard, Back Lane, Cul-D |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Date Sold      | April 20th, 2025 |
| Days on Market | 30               |
| Zoning         | R-LD             |
| HOA Fees       | 0.00             |

## Listing Details

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

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