

\$489,900 - 2288 7 Avenue Ne, Medicine Hat

MLS® #A2262571

\$489,900

4 Bedroom, 3.00 Bathroom, 1,335 sqft

Residential on 0.16 Acres

Northeast Crescent Heights, Medicine Hat,
Alberta

Spacious Bilevel in NE Crescent Heights. This well-maintained 1,335 sq ft bilevel with 2 x 6 Construction, and ICF block basement. This home offers an abundance of space and flexibility for any lifestyle. Featuring 4 large bedrooms, 2 full bathrooms and 1 half bath, this home is ideal for families or those looking for room to grow. The main floor welcomes you with beautiful hardwood floors in the living room and French doors leading to a versatile bonus room – perfect for a home office or formal dining area. The bright kitchen offers access to an unheated sunroom, providing extra space for relaxing or entertaining. Convenient main floor laundry adds to the functionality.

Downstairs, youâ€™ll find a large open family room, a kitchenette, and plenty of storage, offering excellent potential for extended family or guests. 2 x 6 Construction, and ICF block basement. Fuse panel is ready for solar panel installation. Outside, the property features a triple car garage, ample parking, and a location close to schools, parks, and shopping. Fast possession available, so you can move right in and make it your own! Title insurance offered in lieu of a Real Property Report.

Built in 2002

Essential Information

MLS® #

A2262571



Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,335
Acres	0.16
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2288 7 Avenue Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C1K5

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, On Street, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Ceiling Fan(s), French Door, Laminate Counters, Vinyl Windows, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
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Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	4
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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