

\$315,000 - 1708 7 Avenue Ne, Medicine Hat

MLS® #A2232034

\$315,000

3 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.12 Acres

Northeast Crescent Heights, Medicine Hat,
Alberta

Pride of ownership shines throughout this well maintained 2+1 bedroom bi-level home, ideally located in NECHâ€”directly across from a park and within walking distance to multiple schools, food service, playgrounds, The Big Marble Go Centre and other shopping amenities The main level features a spacious living room, a generously sized primary bedroom, a second bedroom, and an updated 4-piece bathroom. The bright, updated kitchen is inviting with custom maple cabinetry, lots of work space and a peninsula style island with seating that flows into the dining area with patio doors leading to a quaint upper deckâ€”perfect for entertaining or relaxingâ€”overlooking a beautifully landscaped and fully fenced yard complete with underground sprinklers and a mature setting. Downstairs is fully developed with an inviting family room, a large third bedroom, a dedicated office (which could easily be converted into a fourth bedroom), laundry area, and an impressively clean and spacious cold storage room. A single detached garage with opener and an additional storage shed complete this move-in ready propertyâ€”perfect for families, first-time buyers, or those looking to downsize without compromise.

Built in 1976

Essential Information



MLS® #	A2232034
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	944
Acres	0.12
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1708 7 Avenue Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C1H9

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Single Garage Detached
# of Garages	1

Interior

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

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle

Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2025
Days on Market	3
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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