

\$449,900 - 2179 8 Avenue Ne, Medicine Hat

MLS® #A2234649

\$449,900

4 Bedroom, 2.00 Bathroom, 1,182 sqft

Residential on 0.15 Acres

Northeast Crescent Heights, Medicine Hat,
Alberta

Welcome to this clean, well-kept bi-level nestled on a quiet, mature street in NE Crescent Heights. This lovingly maintained home offers peace of mind with major upgrades already done—including shingles, high-efficiency furnace, central air conditioning, vinyl windows, and a newer deck.

Step inside to a bright, functional layout. The spacious front living room features a large window with exterior electric roller shades—perfect for keeping cool on hot summer days. The kitchen is generous in size, offering ample cupboard and counter space, and flows seamlessly into the adjacent dining area, which opens to a beautiful deck overlooking your private backyard retreat. Enjoy the serene, landscaped yard full of mature trees and vibrant flowers from the shade of the gazebo covered deck.

The main floor offers three good-sized bedrooms, including a primary with a cute 2-piece ensuite, and a 4-piece main bath. Downstairs, you'll find a family room, a fourth bedroom with walk-in closet, a 3-piece bathroom, two storage rooms, a spacious laundry room, and utility room. There is also direct access to the double attached garage—one side of which features an extra-tall door perfect for an RV or camper.

Located close to schools, parks, and the Big



Marble Go Centre, this beautifully cared-for home is a rare find in a sought-after neighborhood. Don't miss your chance to enjoy comfort, space, and convenience in this move-in-ready gem!

Built in 1976

Essential Information

MLS® #	A2234649
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,182
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2179 8 Avenue Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 7C5

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

	Stove(s), Window Coverings
Heating	Forced Air, High Efficiency
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Storage, Awning(s)
Lot Description	Back Lane, Back Yard, Garden, Gazebo, Landscaped, Level, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2025
Days on Market	6
Zoning	R-LD

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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