

\$389,900 - 2452 7 Avenue Ne, Medicine Hat

MLS® #A2253302

\$389,900

3 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.13 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Welcome to this charming 2-storey home that's perfect for first-time buyers or anyone looking to enter the Medicine Hat real estate market! Pride of ownership shines throughout, with newer shingles, a well-maintained interior, and a location that can't be beat—close to schools, parks, and everyday amenities. The main floor offers a bright living room with a cozy gas fireplace and large windows, along with a functional kitchen and dining space featuring ample cabinetry, full appliance package, and direct access to the back deck. Upstairs, you'll find three comfortable bedrooms including a spacious primary, plus a full bathroom. The lower level is developed with a generous family room that's ideal for movie nights or entertaining. Outside, the fully fenced and landscaped backyard is a private retreat with mature trees, a garden area, a large deck, and plenty of room for future RV parking or a dream garage. This home comes complete with an attached single garage and excellent curb appeal, it checks all the boxes for affordable, family-friendly living. Check out the virtual tour and book your showing today!

Built in 2002

Essential Information

MLS® # A2253302

Price \$389,900



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,120
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2452 7 Avenue Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C1Y6

Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	2
Zoning	R-LD

Listing Details

Listing Office	EXP REALTY
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