\$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 beatâ€"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'II 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

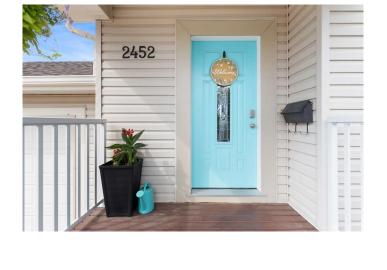
Date Listed September 3rd, 2025

Days on Market 2

Zoning R-LD

Listing Details

Listing Office EXP REALTY



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.