

# \$369,000 - 1439 2 Avenue Ne, Medicine Hat

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MLS® #A2214060

**\$369,000**

4 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 0.15 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Welcome to 1439 2nd Avenue NE – a lovingly cared-for, one-owner home that radiates pride of ownership from top to bottom. This immaculate 1,244 sq ft bi-level is perfectly situated adjacent from CHHS, offering an ideal setting for families, first-time home buyers, or downsizers looking for space, privacy, and utilization of the school field directly across the street! Step inside into the spacious landing and be greeted by a warm and inviting living room, anchored by a stunning stone-feature gas fireplace – the perfect spot to gather with friends and family. The main floor showcases beautiful hardwood floors, vinyl windows that flood the home with natural light, and a stylish granite-topped kitchen that blends function and flair. The kitchen features a full appliance package, functional layout, and blends into a private dining area. This home features 2 spacious bedrooms upstairs, including a master with double closets, as well as a generously sized bathroom with double sinks! There are 2 additional bedrooms on the lower level, providing flexible space for growing families, guests, or a home office, accompanied by a 3 piece bath conveniently located close to the bedrooms. The basement also features a massive secondary living room, which can be utilized in a variety of different ways. The charm continues outside with a covered front porch, a private backyard oasis, and a single detached garage for secure parking or extra storage. There is plenty of



room out back for RV parking, or future build of a larger garage. And the location? Simply unbeatable. Steps from schools and playgrounds, this home checks all the boxes for families who value convenience and community. Other features of this property include 5 year old roof, underground sprinklers, hot water tank 2023, vinyl windows, the list goes on! This home shows 10/10 - Donâ€™t miss your chance to own this gem in a desirable NE neighbourhood. Check out the virtual tour and book your showing today!

Built in 1973

**Essential Information**

MLS® #	A2214060
Price	\$369,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,220
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	1439 2 Avenue Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6A7

**Amenities**

Parking Spaces	1
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Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Isl
Appliances	Central Air Conditioner, Dis Control(s), Microwave, Range
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, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	2
Zoning	R-LD

### Listing Details

Listing Office	EXP REALTY
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