# \$364,900 - 1904 3 Avenue Ne, Medicine Hat

MLS® #A2213193

### \$364,900

5 Bedroom, 3.00 Bathroom, 1,242 sqft Residential on 0.16 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Charming 5-Bedroom Bungalow in a Fantastic Location

Located near the Big Marble Go Centre, this beautifully updated 5-bedroom, 2.5-bathroom bungalow offers the perfect mix of comfort and convenience. The main floor features a bright and inviting living space, a functional kitchen that leads out to a spacious deckâ€"perfect for summer BBQs and relaxing evenings and a separate dining area for family dinners. There are three bedrooms on the main floor, including a master bedroom with its own half-bath ensuite.

Downstairs, the fully finished basement has been thoughtfully updated with new egress windows in both bedrooms and a brand-new full bathroom. There's also a huge laundry room with a sink, plus a versatile flex space that can be used as a home office, gym, or hobby room. The basement's large rec room provides a great spot for family movie nights or entertaining guests,

Sitting on a corner lot, this home boasts plenty of outdoor space to enjoy. This home features a newer high-efficiency furnace, newer hot water tank and central A/C for year round comfort. The fence and deck have been freshly painted, and 2 whirly birds in the attic improve air circulation throughout the home, add to the home's value, making it both comfortable and cost-effective. With schools, parks, and amenities just minutes away, this is a fantastic opportunity to own a move-in-ready



home in a sought after area. Don't miss out on this gem!!! Call Your Favorite REALTOR® today. One of the owners is a licensed REALTOR® in Alberta with a vested interest.

All Appliances are being sold as is where is

Built in 1974

#### **Essential Information**

MLS® # A2213193 Price \$364,900

Bedrooms 5
Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,242 Acres 0.16 Year Built 1974

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 1904 3 Avenue Ne

Subdivision Northeast Crescent Heights

City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1C 1C5

#### **Amenities**

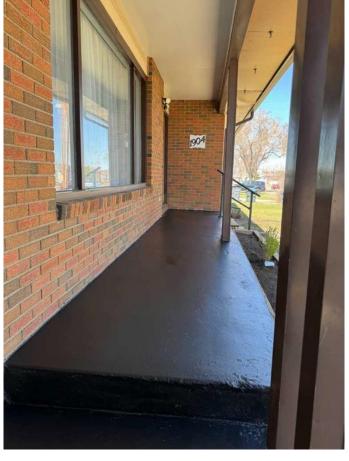
Parking Spaces 4

Parking Attached Carport, Driveway

## Interior

Interior Features See Remarks





Appliances Central Air Conditioner, Dishwasher, Range Hood, Refrigerator,

Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Storage

Lot Description Back Lane, Corner Lot

Roof Asphalt Shingle

Construction Brick

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 18th, 2025

Days on Market 1

Zoning R-LD

## **Listing Details**

Listing Office SOURCE 1 REALTY CORP.

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