

# \$365,000 - 1730 7 Avenue Ne, Medicine Hat

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MLS® #A2215653

## \$365,000

4 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.13 Acres

Northeast Crescent Heights, Medicine Hat,  
Alberta

Welcome to this beautifully maintained 4-bedroom, 2-bathroom home ideally located in the heart of Northeast Crescent Heights, directly across from a peaceful park. This home offers a perfect blend of comfort, functionality, and thoughtful updates throughout. Step inside to find a bright, inviting interior featuring numerous upgrades over the years, including the kitchen and appliances, shingles, vinyl windows, high-efficiency furnace, and updated doors, baseboards, and trim. Every detail reflects pride of ownership and ongoing care. The layout includes two bedrooms on the main floor and two additional bedrooms on the lower level, providing flexibility for families, guests, or a home office setup. The spacious lower-level family room is perfect for movie nights, play space, or entertaining. Enjoy your morning coffee or entertain guests on the rear deck, which overlooks a spacious, fully fenced backyard—perfect for family activities, gardening, or simply unwinding. A single detached garage offers secure parking and additional storage. This home is a must-see for buyers seeking a move-in-ready property in a fantastic neighborhood with easy access to schools, parks, and amenities.

Built in 1975

## Essential Information



MLS® #	A2215653
Price	\$365,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.13
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	1730 7 Avenue Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C1H9

### Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Underground Sprinklers
Roof	Asphalt Shingle

Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-LD

**Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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