

**1949 5 Avenue NE  
Medicine Hat, Alberta**

**MLS # A2275225**



# \$449,900

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** fridge, stove, OTR microwave, dishwasher, ceiling fans, all window coverings, washer (2), dryer (2), garage door openers with 2 remotes, central a/c, u/g sprinklers, TV mounts, LED lights in downstairs bedroom, all attached shelving, sectional couch in basement, doorbell camera and 2 security cameras, central vac (as is).

Welcome to this beautifully renovated bi-level home, ideally situated on a large corner lot in a NE Crescent Heights sought-after neighborhood. Located adjacent to a green space with a playground, this home is perfectly positioned for families, kids, or visiting grandkids to enjoy outdoor fun just steps from your door. Updated from top to bottom, this move-in-ready home showcases modern flooring, updated lighting, new windows, new kitchen and bathrooms, and fresh paint throughout. The inviting layout is filled with bright natural light and offers a warm, cozy feel from the moment you step inside. Convenient locker-style closets at both the front and back entrances add everyday functionality and organization. The main level features two bedrooms, including a spacious primary bedroom with a two-piece ensuite, a generous walk-in closet with built-in shelving, and the added convenience of a stackable washer and dryer. The fully developed basement offers a comfortable family room, two additional bedrooms, a four-piece bathroom, ample storage, and a second laundry area with washer and dryer—perfect for busy households or guests. Outside, the fully fenced yard is beautifully landscaped with underground sprinklers, offering both privacy and ease of maintenance. An oversized 24' x 28' garage, ample driveway space, and additional off-street parking provide excellent parking options. Added features include all window coverings, exterior security cameras, and a doorbell camera for peace of mind. Located close to the Medicine Hat Golf & Country Club, Big Marble Go Centre, shopping, dining, and amenities, this home combines lifestyle, location, and quality in one exceptional package. With outstanding curb appeal and nothing left to do but move in, this home won't last long.