

1647 4 Avenue NE
Medicine Hat, Alberta

MLS # A2275850



\$395,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,097 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Faces Rear, Oversized, Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Gazebo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Garage Door Opener with (2) remotes, Ring Door Camera, (3) Lorex Security Cameras, (2) coded deadbolts, Google Thermostat, Gazebo, Garage Bench, Hot Tub

Welcome to 1647 4 Avenue NE, Medicine Hat, Alberta Discover this meticulously cared-for home in a prime Medicine Hat location, offering the perfect blend of comfort, functionality, and outdoor appeal. Ideally situated in a family-friendly neighborhood close to parks, schools, and scenic walking paths along the South Saskatchewan River. This well-laid-out residence features 3 bedrooms (2 up, 1 down) and convenient laundry hookups on both levels for ultimate flexibility. The main floor features a bonus walk in closet for convenience; this area could also be used as a main floor laundry room. The basement bedroom boast a spacious walk-in closet, while the fully renovated basement provides modern finishes and fresh appeal throughout. The standout feature is the massive 28x26 detached garage with soaring 10-foot ceilings, radiant heat, and 220 wiring—ideal for hobbyists, mechanics, or extra storage. Ample additional parking means room for all your toys, including space to easily accommodate two 30-foot RVs. Step outside to your private backyard oasis, complete with a generous deck and charming gazebo—perfect for relaxing evenings, barbecues, or entertaining guests. With numerous updates and thoughtful maintenance, this home is move-in ready. Enjoy the convenience of nearby amenities, including beautiful parks and extensive walking trails that make Medicine Hat’s outdoor lifestyle second to none. Don’t miss this exceptional property—schedule your viewing today!