

# **\$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 deck—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. Donâ€™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	Driveway, Attached Carport

**Interior**

Interior Features	See Remarks
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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	6
Zoning	R-LD

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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