

\$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	Attached Carport, Driveway

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	12
Zoning	R-LD

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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