

# \$389,900 - 248 7 Street Nw, Medicine Hat

MLS® #A2197576

**\$389,900**

3 Bedroom, 2.00 Bathroom, 923 sqft

Residential on 0.17 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Discover the perfect blend of mid-century charm and modern updates in this sun filled bungalow, nestled on a picturesque street just steps from scenic walking paths with gorgeous views and a schoolyard with a playground right out your back gate. This home is a wonderful starter home, downsizer or perfect for a growing family, offering a fantastic location for buyers that appreciate sunlight and outdoor space. Inside, you'll find a spacious and bright living room with beautiful mahogany beams, and mid century details. The main floor provides 2 spacious bedrooms with large windows and the 4 piece bath, while the basement features a 3rd bedroom with e-gress window and private access to a private 3 piece bathroom; this is a great option for guests or teens. The spacious family room has plenty of room to add a 4th bedroom if needed. This lovely property enjoys many updates, including professionally painted (Feb 2025) New Flooring, which includes cozy carpets in the main floor bedrooms and Vinyl Plank throughout, Vinyl Windows, Electrical, Plumbing, Bathroom upgrades, and more! The exterior is just as impressive, featuring a new membrane roof on the home and carport inc. warranty, a private fully fenced yard with underground sprinklers, and a lovely patio space—ideal for relaxing or entertaining. The 24x26 heated detached garage provides ample workspace and parking; featuring 10' walls, roughed in for 220 and ready for use,



while the covered carport adds extra convenience. This thoughtfully updated home is move-in ready and waiting for its next owner to enjoy its warmth, character, and unbeatable location. Don't miss out—schedule your viewing today!

Built in 1958

### Essential Information

MLS® #	A2197576
Price	\$389,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	923
Acres	0.17
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	248 7 Street Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6N6

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Heated Garage, Off Street, Parking Pad, RV Access/Parking, Carport
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home,
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	Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Membrane
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	March 4th, 2025
Days on Market	9
Zoning	R-LD

### Listing Details

Listing Office	REAL BROKER
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