

# \$414,500 - 2160 8 Avenue Ne, Medicine Hat

MLS® #A2249849

**\$414,500**

4 Bedroom, 2.00 Bathroom, 1,167 sqft

Residential on 0.15 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Nestled on a peaceful, family-friendly street, this beautifully maintained 4-level split offers space, comfort, and charm both inside and out. The established landscaping, underground sprinklers, and spacious backyard with a large deck create the perfect setting for relaxing or entertaining. RV parking and a 17' x 23' detached garage add convenience and extra storage. Inside, the bright and inviting main floor features a spacious front entry, gleaming engineered hardwood floors in the living room, and large windows that flood the space with natural light. The kitchen boasts light cabinetry and flows into a generous dining area that overlooks the backyard. Upstairs, you'll find three comfortable bedrooms and a thoughtfully designed family bathroom with double sinks—ideal for busy mornings. The lower level includes a cozy family room with a stunning brick wood-burning fireplace, an additional bedroom, and a 3-piece bathroom—perfect for guests or teens. The basement level offers even more flexibility with a large rec room or playroom space. Recent updates include newer shingles and a newer furnace—adding peace of mind for years to come.

Built in 1976

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2249849      |
| Price          | \$414,500     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,167         |
| Acres          | 0.15          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2160 8 Avenue Ne           |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C1L3                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                         |
| Cooling           | Central Air                                                                                                                        |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Brick Facing, Family Room, Wood Burning                                                                                            |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full                                                                                                                     |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stucco, Wood Siding                                      |
| Foundation        | Poured Concrete                                          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 7                 |
| Zoning         | R-LD              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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