

# \$349,900 - 2180 10 Avenue Ne, Medicine Hat

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MLS® #A2216698

**\$349,900**

4 Bedroom, 3.00 Bathroom, 1,203 sqft

Residential on 0.17 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Welcome to this move-in-ready family home, perfectly nestled in a quiet and highly desirable location. Situated across from a peaceful park and within walking distance to multiple schools, this property offers both tranquility and convenience. The current owner has cherished this home for over 40 years, and it shows in the exceptional care and pristine condition throughout.

Positioned on a spacious corner lot, the property boasts a fully fenced yard with ample green space for outdoor enjoyment, as well as the added bonus of RV parking. From the moment you arrive, the inviting curb appeal and sunny disposition of the home set the tone for whatâ€™s inside.

Step through the front door and be welcomed by an abundance of natural light that fills the main living areas. The large family room flows seamlessly into a generously sized dining spaceâ€”ideal for hosting family gatherings or entertaining friends. The kitchen is well-appointed with extensive cabinetry and countertop space, including room for a cozy coffee nook.

Just off the dining room, youâ€™ll find a bright and charming sunroomâ€”perfect for enjoying your morning coffee or relaxing with a book during the spring and summer months.



The main floor offers three comfortable bedrooms, including a spacious primary bedroom with its own private two-piece ensuite. A beautifully finished four-piece bathroom serves the remaining bedrooms, making this level ideal for a growing family.

Downstairs, the recently updated basement features fresh flooring and paint, along with an expansive recreation area complete with a barâ€”perfect for entertaining. A stylish stone accent wall adds character and warmth to the family room. The basement also includes a fourth bedroom, a three-piece bathroom, and a versatile den that can serve as a home office, studio, or easily be converted into a fifth bedroom.

Practicality is not overlooked, with a well-equipped laundry room that includes a sink and space for a freezer. There is even direct access from the basement to the backyard, enhancing functionality and convenience. With the perfect amount of upgrades such as mostly newer windows, paint, flooring, backsplash, and the list goes on...

An attached, finished garage rounds out this impressive offering. This is a truly loved home that shows 10/10â€”now ready for its next lucky owners to make it their own.

Built in 1976

**Essential Information**

MLS® #	A2216698
Price	\$349,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,203
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	2180 10 Avenue Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 1N2

### Amenities

Parking Spaces	1
Parking	Garage Faces Front, Single Garage Detached, Concrete Driveway
# of Garages	1

### Interior

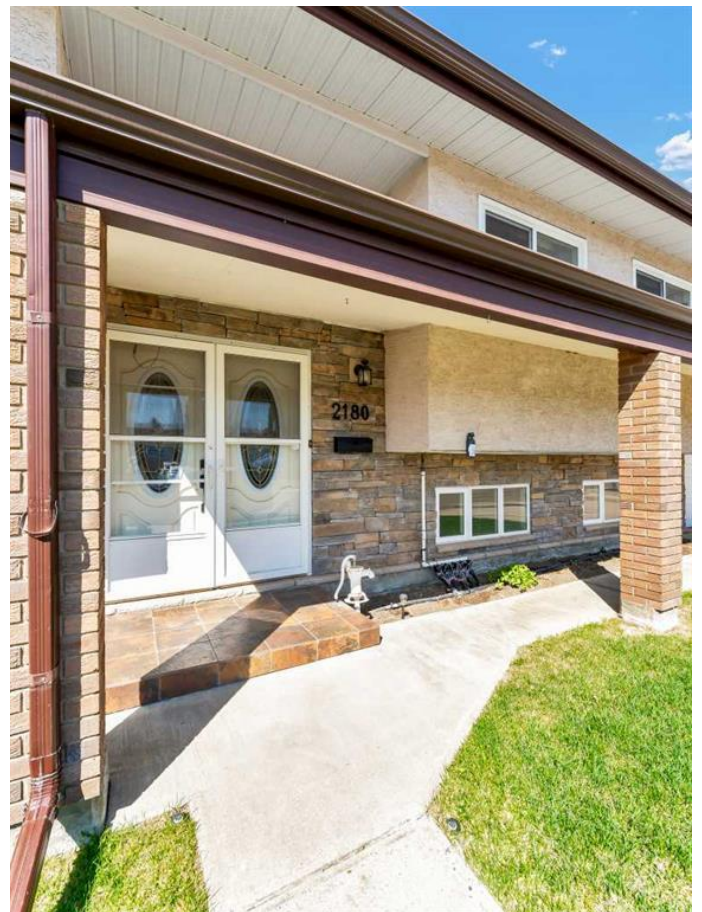
Interior Features	Bar, Ceiling Fan(s)
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Corner Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	2



Zoning	R-LD
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## **Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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