

\$304,900 - 1398 3 Avenue Ne, Medicine Hat

MLS® #A2264146

\$304,900

4 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.20 Acres

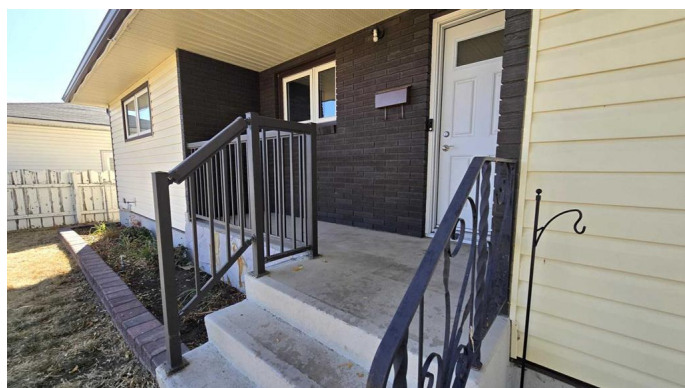
Northeast Crescent Heights, Medicine Hat, Alberta

Check out this fabulous fully developed home in NECH with one of Medicine Hat's largest yards situated on a large pie shaped lot with over 8500 square feet! This mid century solid bungalow built in 1963 has excellent curb appeal, with a quiet front east facing patio, a concrete driveway leading to a 24x14 Single Detached Garage, Separate shed with power, landscaped front and rear yard, with fantastic RV Parking, and the fence has huge swing out gates. Lots of room to build a second dream garage! The main floor features a large living room dining room with patio doors leading to the covered deck, kitchen, 3 bedrooms and 4 piece bathroom. Downstairs is a family room, 4th bedroom, 4 piece bathroom additional storage rooms, and laundry & utility. Located within walking distance to Crescent Heights High School, McCoy High School, several Elementary Schools, Leisure Centre, parks, CO-OP shopping centre and so much more! Book a viewing today!

Built in 1963

Essential Information

MLS® #	A2264146
Price	\$304,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,111
Acres	0.20
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1398 3 Avenue Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6A9

Amenities

Parking Spaces	6
Parking	Single Garage Detached, Concrete Driveway
# of Garages	1

Interior

Interior Features	Bookcases, Ceiling Fan(s), Vinyl Windows, Suspended Ceiling
Appliances	Central Air Conditioner, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Portable Dishwasher
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped, Lawn, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	5
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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