

# \$465,000 - 252 7 Avenue Nw, Medicine Hat

MLS® #A2225776

## \$465,000

5 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.14 Acres

Riverside, Medicine Hat, Alberta

Completely Rebuilt with Purpose & Precision  
“ Like New from Top to Bottom. Step into what feels like a brand-new home in the heart of a mature neighborhood. This exceptional 5-bedroom, 2.5-bath bungalow has been meticulously gutted and rebuilt with no detail overlooked. Every element of this home reflects a thoughtful, high-quality renovation“from the inside out. Enjoy peace of mind with all-new electrical, plumbing, furnace, central A/C, shingles, and vinyl windows. Enhanced insulation in both the walls and attic ensures year-round energy efficiency and comfort. The craftsmanship and care invested in this rebuild go far beyond the cosmetic“this is a home designed to stand the test of time. The open-concept main floor offers a modern, airy layout perfect for everyday living and entertaining. The interior is bright and welcoming, with updated lighting and fresh finishes that bring warmth and character to every space. Outside, the attention to detail continues. A 24x26 detached garage with 9“™ ceilings provides ample space for storage or a workshop. The beautifully landscaped yard offers both privacy and curb appeal, with room for trailer parking as an added bonus. This is more than a renovation“it“™s a reinvention. Come see the unmatched quality, comfort, and care for yourself.

Built in 1974



## Essential Information

MLS® #	A2225776
Price	\$465,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,180
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	252 7 Avenue Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A7R1

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	9
Zoning	R-LD

### **Listing Details**

Listing Office	EXP REALTY
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