

# \$549,900 - 798 19a Street Ne, Medicine Hat

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MLS® #A2204331

**\$549,900**

4 Bedroom, 2.00 Bathroom, 1,600 sqft

Residential on 0.23 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Welcome to this unique two-storey split home, nestled in a tranquil cul-de-sac and sitting on an expansive pie-shaped lot. With fabulous curb appeal enhanced by modern siding, new shingles, and energy-efficient windows, this property is truly a standout. The generous backyard offers ample space for gardens, relaxation, and play, complemented by plenty of paved parking for RVs, boats, and more. The tandem premium triple garage features in-floor heating, floor drains, attic storage with ladder access and a convenient rear overhead door, making it perfect for any enthusiast.

Inside, you'll find stylish modern updates, including glue-down vinyl plank flooring and elegant granite countertops throughout. The main level boasts two inviting living spaces and a well-appointed kitchen with upgraded appliances and easy access to the deck featuring durable Duradeck and storage below, creating an ideal spot for entertaining while overlooking the beautiful backyard. A convenient three-piece bathroom completes this level.

Upstairs, you'll discover three spacious bedrooms, including a master suite with a walk-in closet, along with a beautifully upgraded four-piece bathroom featuring luxurious granite finishes. A fun laundry chute adds practicality to the home. The cozy basement offers a family room, a fourth



bedroom, and a versatile flex space perfect for an office, gym, home business, or man cave. This stunning property combines modern convenience with an abundance of outdoor space, making it a perfect haven for any family. Donâ€™t miss the opportunity to make this dream home your own!

Built in 1994

**Essential Information**

MLS® #	A2204331
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	0.23
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	798 19a Street Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C1R8

**Amenities**

Parking Spaces	3
Parking	Heated Garage, Additional Parking, Tandem, Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Central Vacuum, Granite Counters, Kitchen Island
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Appliances	Dishwasher, Microwave, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-D
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 21st, 2025
Days on Market	27
Zoning	R-LD

**Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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