

# \$419,900 - 15 Heritage Avenue Ne, Medicine Hat

MLS® #A2210171

**\$419,900**

5 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.14 Acres

Northeast Crescent Heights, Medicine Hat,  
Alberta

Discover the ideal home for your growing family at 15 Heritage Ave NE! Located in a peaceful avenue in NECH, this spacious bilevel is perfectly situated near schools, the Big Mable Centre, and the Northlands shopping area. With 5 generously sized bedrooms and a well-thought-out floor plan, this home offers everything you need for comfort and convenience.

As you enter, youâ€™re greeted by the main floor, featuring vaulted ceilings and updated finishes including fresh paint, new countertops, and a stylish tile backsplash. The living room is bright and welcoming with a large front window that fills the space with natural light. It's a perfect spot to relax and entertain.

The eat-in kitchen is a chefâ€™s dream, offering ample solid oak cabinetry, a center island, and a corner pantry. Whether preparing a family meal or hosting friends, the kitchen is both functional and spacious, with a window above the sink offering a lovely view of your beautiful backyard. Step outside to the gorgeous back deck and patio area, ideal for entertaining or enjoying a quiet evening. The fully fenced and landscaped backyard is a true gem, complete with a fun putting green, beautiful garden beds, perennials, and plenty of space for outdoor activities.

The large master bedroom features a



generous walk-in closet and direct access to the main bathroom. The second bedroom on this level is also spacious and comfortable. Main floor laundry (laundry pair new in 2024) and a 4-piece bathroom complete the upper level.

Downstairs, the lower level boasts a large family room with an gas fireplace and large windows, perfect for cozy movie nights or a teenager hangout. Three additional spacious bedrooms and a second 4-piece bathroom provide ample room for everyone in the family.

This home also offers the added benefit of an attached, heated double garage, newer siding (2015), 40-year roof (2015), dishwasher (2024) and a H2O Tank (2025) ensuring long-lasting quality and peace of mind.

Book your viewing today and make this beautiful, family-friendly home your own!

Built in 1997

**Essential Information**

MLS® #	A2210171
Price	\$419,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	15 Heritage Avenue Ne
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Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 1X7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Concrete Driveway
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	April 9th, 2025
Days on Market	23
Zoning	R-LD

### Listing Details

Listing Office	RIVER STREET REAL ESTATE
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