

# \$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 |
|---------|-----------------------|

|             |                            |
|-------------|----------------------------|
| 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 | 16              |
| Zoning         | R-LD            |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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