

# \$1,385,000 - 401 2 Avenue Se, Medicine Hat

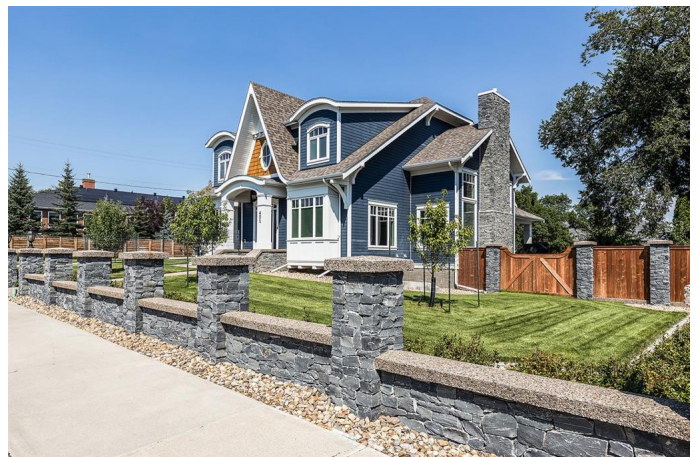
MLS® #A2158146

**\$1,385,000**

5 Bedroom, 4.00 Bathroom, 3,827 sqft  
Residential on 0.45 Acres

SE Hill, Medicine Hat, Alberta

Welcome to your dream home in the heart of Medicine Hat's most charming historic neighborhood. This luxurious 5-bedroom, custom-built residence perfectly balances modern convenience with timeless quality, details and charm. Situated on an expansive property spanning three city lots, this home was thoughtfully designed with family in mind, offering ample space, comfort, and functionality. Crafted by one of the communities most esteemed builders, Kenco, quality and attention to detail are evident in every corner of this home. The main floor is a masterpiece of design, featuring a spacious foyer, office, a beautiful games/music room, and a gorgeous kitchen that serves as the heart of the home. The kitchen boasts a large island with prep sink, pot filler over the 36" Gas Wolf Range, top-of-the-line appliances, an oversized pantry fit with additional Fridge & Freezer, and a delightful sun filled craft room for the kids to explore their creativity. A large boot room ensures that all your family's outdoor gear stays organized. The living room is a showstopper, with vaulted ceilings where the attention to detail is clear and adds grandeur to the space. The 2 storey stone fireplace serves as the focal point, perfect for cozy family gatherings. Upstairs, you'll find four generously sized bedrooms, ensuring everyone has their own space to unwind. These fun bedrooms each of a surprise of their own, from secret forts to built-in bunks. The primary bedroom is a space waking up in will



be a dream come true with it's expansive east facing windows to gather sunshine, luxury ensuite, and the IXL Brick wall that further enhances the feeling of being rooted in history. Additional Flex spaces a wonderful laundry room and an additional Attic Space thats waiting to be developed into even more living space if needed, or continue to use it as incredible easy storage! The fully developed basement with 9's ceilings adds even more living space, offering endless possibilities for recreation or relaxation. Step outside to discover your private oasis. The professionally landscaped yard is a gardener's paradise, complete with fruit trees, garden boxes, and a secret garden waiting to be explored. The property is fully fenced, providing the perfect environment for children and pets to play. The massive heated garage is a dream come true for car enthusiasts or those in need of extra storage. This exceptional home is more than just a place to liveâ€”it's a lifestyle. Experience the perfect blend of luxury, family-friendly design this rare gem has to offer while enjoying the charm of a historic neighbourhood that offers walkability to everything you might need in the community! This is the dream home you've been waiting for!

Built in 2017

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2158146    |
| Price          | \$1,385,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,827       |
| Acres          | 0.45        |
| Year Built     | 2017        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 401 2 Avenue Se |
| Subdivision | SE Hill         |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A 1Z2         |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 8  |
| Parking        | Driveway, Drive Through, Garage Faces Front, Garage Faces Side, Heated Garage, Insulated, Oversized, See Remarks, Triple Garage Attached |
| # of Garages   | 3  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Breakfast Bar, Beamed Ceilings, Bookcases, Closet Organizers, Crown Molding, French Door, No Smoking Home, Pantry, See Remarks, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Garage Control(s), Garburator, Refrigerator, Window Coverings, Central Air Conditioner, Convection Oven, Freezer, Gas Range  |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Lighting, Private Yard |
| Lot Description   | Back Yard, Underground Sprinklers        |
| Roof              | Asphalt Shingle                          |

|              |                                 |
|--------------|---------------------------------|
| Construction | Cement Fiber Board, Wood Siding |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2024 |
| Days on Market | 230               |
| Zoning         | R-LD              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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