

\$470,000 - 337 1 Street Nw, Medicine Hat

MLS® #A2055113

\$470,000

4 Bedroom, 2.00 Bathroom, 873 sqft

Residential on 0.40 Acres

Riverside, Medicine Hat, Alberta

Stunning Riverfront Lot with Renovation Potential or opportunity to Build Your Dream Home but not in the flood zone.

Welcome to this exceptional riverfront property that offers an amazing opportunity to create your own waterfront haven. Located in a peaceful and picturesque setting, this expansive lot presents the perfect canvas for your vision to come to life. Whether you're inclined to renovate the existing mid-century home or start from scratch and build your dream home, this property offers endless possibilities.

Key Features:

Prime Location: Situated on the banks of a beautiful river on a very quiet street, this lot enjoys breathtaking views and tranquil surroundings. Imagine waking up to the soothing sounds of nature and enjoying your morning coffee while taking in the mesmerizing water vistas.

Generous Lot Size: Spanning [50'x300'], this property provides ample space to realize your dream home plans. You'll have plenty of room for outdoor activities, landscaping, and even the potential to add additional amenities such as a pool, or patio. **Existing Mid-Century Home:** The property currently features a charming mid-century home with [2+2



Bedrooms and 1+1 bathroom]. This residence offers a solid foundation and an opportunity for renovation to suit your personal style and preferences. Embrace the retro vibes and transform this house into a modern retreat while preserving its unique character.

Endless Building Possibilities: If you envision designing your own architectural masterpiece, this lot is the perfect blank canvas. You can start from scratch to create a bespoke residence that seamlessly blends with the natural surroundings while maximizing the captivating river views. **Waterfront Lifestyle:** Immerse yourself in a waterfront lifestyle filled with recreational activities. Enjoy boating, fishing, kayaking, or simply unwind by the riverside and watch the gentle flow of the water. The riverfront access provides a gateway to endless adventures and serenity.

Don't miss this rare opportunity to own a riverfront property to build from scratch. Create your own slice of paradise and embrace the extraordinary lifestyle that awaits you. Contact your agent today to schedule a visit and explore the boundless potential of this remarkable property

Built in 1951

Essential Information

MLS® #	A2055113
Price	\$470,000
Sold Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.40
Year Built	1951



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	337 1 Street Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A6H4

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Creek/River/Stream/Pond, Environmental Reserve, Few Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2023
Date Sold	June 14th, 2024
Days on Market	367
Zoning	R-LD
HOA Fees	0.00

Listing Details

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