

\$137,000 - 440 Birch Avenue Se, Medicine Hat

MLS® #A2123955

\$137,000

3 Bedroom, 1.00 Bathroom, 950 sqft

Residential on 0.09 Acres

River Flats, Medicine Hat, Alberta

Investment opportunity on Birch Street! Corner lot with Off street parking. Has a fenced side yard and lovely patio deck on the east, to enjoy your morning coffee and alfresco dining. The home has a newer furnace from aprox 2016/17. Some of the windows in the home have been replaced over the years. This bungalow has 3 Bedroom, and a Full Bathroom with laundry combination. Dining, Kitchen and living room spaces are all a good size. With a few creative touches, this home would make a very comfortable home or excellent rental property. Donâ€™t miss out on this great opportunity, book a showing today!

Built in 1920

Essential Information

MLS® #	A2123955
Price	\$137,000
Sold Price	\$134,088
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	950
Acres	0.09
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Sold
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Community Information

Address	440 Birch Avenue Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 3B9

Amenities

Parking Spaces	3
Parking	Gravel Driveway, Off Street

Interior

Interior Features	Ceiling Fan(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Shingle Siding, Vinyl Siding, Wood Frame
Foundation	Other, Poured Concrete, See Remarks

Additional Information

Date Listed	April 17th, 2024
Date Sold	June 24th, 2024
Days on Market	68
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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