

\$289,900 - 501 3 Street Nw, Medicine Hat

MLS® #A2127730

\$289,900

3 Bedroom, 1.00 Bathroom, 1,240 sqft
Residential on 0.16 Acres

Riverside, Medicine Hat, Alberta

Nestled in the picturesque Riverside, this solid brick bungalow offers a blend of classic charm and modern updates, making it a must-see! With three bedrooms on the main floor and an appealing street presence, this home sits on a generously sized lot complemented by a double detached garage. The property is fenced and beautifully landscaped, matching the well-kept and picturesque surroundings of the neighborhood.

Step inside to discover a spacious and bright living room that instantly feels like home. The main floor features three comfortably sized bedrooms and a separate dining area, perfect for family gatherings. This non-smoking, no-pet home has been meticulously maintained, showcasing original oak hardwood floors in the bedrooms and hidden under the carpets on the upper level.

In 2020, the main floor received a thoughtful renovation that included new flooring, a gorgeous kitchen with maple-stained cabinets, a refreshed bathroom, and newer appliances, ensuring a move-in-ready experience. Significant updates include new house shingles in 2014, a new hot water tank in 2017, and a furnace replaced in 2019.

The basement offers great potential with two large rooms already in place, plumbing for a toilet and water service, and a spacious cold room for additional storage. The rest of the



basement is a blank canvas, ready for your personal touch, and features solid concrete and a completely dry environment.

The home also boasts a 100 amp copper electrical service and is conveniently located close to transportation options, both off-street and on-street parking, and scenic walking trails by the river.

Don't miss your chance to own this attractive, solid brick home in a beautiful, tree-lined neighborhood. Quick possession is available. Make this your opportunity to enjoy the pride of homeownership in one of Medicine Hat's most desirable areas!

Built in 1959

Essential Information

MLS® #	A2127730
Price	\$289,900
Sold Price	\$298,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,240
Acres	0.16
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	501 3 Street Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta

Postal Code T1A6L4

Amenities

Parking Spaces 2

Parking 220 Volt Wiring, Double Garage Detached, Driveway, Paved

Interior

Interior Features Bathroom Rough-in, Central Vacuum, No Animal Home, No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Corner Lot, Landscaped

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2024

Date Sold May 6th, 2024

Days on Market 4

Zoning R-LD

HOA Fees 0.00

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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