

\$339,000 - 844a 4 Street Se, Medicine Hat

MLS® #A2134573

\$339,000

5 Bedroom, 3.00 Bathroom, 1,772 sqft

Residential on 0.15 Acres

River Flats, Medicine Hat, Alberta

Welcome to a charming two-storey nestled in the heart of the city! Built in 1911, this character home seamlessly blends the allure of yesteryears with modern conveniences, making it the perfect haven for your family. As you approach, the brick exterior exudes timeless elegance, while the covered porch invites you to step inside and experience the warmth and comfort within. Enter into the cozy parlor/living room where original hardwood floors and ornate window create that vintage appeal. The dining room beckons with its gas fireplace adorned with 1930s tile and original trim, setting the scene for intimate family gatherings. Adjacent to the dining room, an office space offers versatility for remote work or homeschooling. The kitchen has been thoughtfully updated, boasting a farm sink, concrete countertops, and a walk-in pantry with a delightful coffee bar. Ascending the staircase, you'll discover four spacious bedrooms, each adorned with walk-in closets, offering ample storage for the modern family. The front bedroom grants access to a charming balcony, featuring custom industrial handrails, providing a serene retreat for enjoying morning coffee or starlit nights. The partially finished basement offers additional living space, with a fifth bedroom, laundry space and a convenient 1 pc bathroom and sink, ideal for guests or as a teen retreat. Outside, a double detached garage beckons hobbyists, offering space for tinkering and storage. A parking pad gives space for



off-street parking of an extra vehicle, RV or boat! The backyard offers great space to create your personal haven and features a shed and mature fruit trees. Recent updates, including a newer metal roof, fence extension for privacy and modernized plumbing ensure peace of mind for years to come. Situated on a tree-lined street, this home is a stone's throw away from the picturesque Strathcona Park and within walking distance to all the great amenities of Downtown. Don't miss the opportunity to make this timeless treasure your own!

Built in 1911

Essential Information

MLS® #	A2134573
Price	\$339,000
Sold Price	\$335,000
Bedrooms	5
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,772
Acres	0.15
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	844a 4 Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0L6

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Fruit Trees/Shrub(s), Standard Shaped Lot, Street Lighting, Treed
Roof	Metal
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	May 25th, 2024
Date Sold	June 27th, 2024
Days on Market	33
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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