

\$229,900 - 938 Balmoral Street Se, Medicine Hat

MLS® #A2137556

\$229,900

3 Bedroom, 1.00 Bathroom, 1,006 sqft

Residential on 0.17 Acres

River Flats, Medicine Hat, Alberta

Welcome to 938 Balmoral Street SE. A lovely century home situated on one of Medicine Hat's original full size 50 x 150 foot lots, giving this property so much potential for additional building options. Located on a beautiful tree lined boulevard and walking distance to the Strathcona Park River Valley with its abundance of walking & biking trails, playgrounds, kiddies water park, outdoor swimming pool, nearby shopping, school, and bus routes. A fantastic first time home or to add to your revenue portfolio, this well laid out 3 bedroom home has had many updates over recent years. With a bright and peaceful front foyer entrance/reading room, living room with kitchen & dining area. The master bedroom has a large walk in closet, the 2nd bedroom closet is also the access point to the basement/utility space via a lift up hatch door. A new central air unit and vinyl plank flooring was added within the past 2 years. It has main floor laundry, vinyl windows, and a modern 4 piece bathroom with new toilet. The front side of the roof was shingled approximately 5 years ago, and the garage roof was shingled 4 years ago. The seller believes the furnace is approximately 14 years old and the hot water tank 10 years old. The seller has owned this home for 12 years and has never had any basement issues. Currently rented, the tenants are vacating in mid-July, so possession can be as quickly as July 15th. 2024 Taxes are \$1744 per year. Average Utilities \$300 per month. All appliances stay. Viewings need to work



around tenant working from home. Viewings are as follows: Anytime on weekends. Anytime between 9 am to 4 pm weekdays. No viewings after 4 pm weekdays due to tenant working from home. Make an appointment to view this lovely home today!

Built in 1900

Essential Information

MLS® #	A2137556
Price	\$229,900
Sold Price	\$224,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,006
Acres	0.17
Year Built	1900
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	938 Balmoral Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0X1

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Vinyl Windows
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Combination



Additional Information

Date Listed	June 4th, 2024
Date Sold	June 25th, 2024
Days on Market	21
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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