

# \$149,900 - 837b 2 Street Se, Medicine Hat

MLS® #A2140382

**\$149,900**

2 Bedroom, 1.00 Bathroom, 704 sqft

Residential on 0.15 Acres

River Flats, Medicine Hat, Alberta

Cute & Cozy bungalow set in a nice area close to Lions Park and directly across from the Athletic Park Baseball Stadium. Perfect property for Revenue or Starter home. Main floor has 2 bedrooms, a galley kitchen, curved living room, and a full 4 piece bathroom with a vintage claw foot tub. Also includes a den/dining area off the kitchen which overlooks the backyard. The laundry area is located in the unfinished basement. The lot is 50ft x 130ft with a fenced rear yard. Alley access with plenty of parking and a single 21'6 x 13'6 garage with power and gas. Furnace replaced in 2013 and the electrical has been upgraded as well. This home is very unique being one of 4 that were built in Medicine Hat.

Built in 1941

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2140382    |
| Price          | \$149,900   |
| Sold Price     | \$149,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 704         |
| Acres          | 0.15        |
| Year Built     | 1941        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Sold     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 837b 2 Street Se |
| Subdivision | River Flats      |
| City        | Medicine Hat     |
| County      | Medicine Hat     |
| Province    | Alberta          |
| Postal Code | T1A0E7           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                       |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air                                           |
| Cooling           | None                                                 |
| Has Basement      | Yes                                                  |
| Basement          | Full, Unfinished                                     |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | None                           |
| Lot Description   | Back Lane, Back Yard, City Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Stucco                         |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2024 |
| Date Sold      | July 11th, 2024 |
| Days on Market | 28              |
| Zoning         | R-MD            |
| HOA Fees       | 0.00            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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