

\$310,000 - 297 6 Avenue Nw, Medicine Hat

MLS® #A2146013

\$310,000

4 Bedroom, 2.00 Bathroom, 1,226 sqft

Residential on 0.14 Acres

Riverside, Medicine Hat, Alberta

Step into this lovely brick bungalow nestled on a peaceful, tree-lined street in Riverside! With 1226 square feet, it's the perfect spot for a young family or first-time homebuyers.

As you approach, you'll notice the beautifully landscaped front yard and a cozy front porch that just begs for a rocking chair. Inside, hardwood floors greet you in the entryway and lead into the sunken living room, where a gas fireplace and built-in shelving create a cozy atmosphere.

The dining room is bathed in natural light from the large windows, making it a cheerful place to enjoy meals. The adjacent kitchen offers lots of storage and counter space, perfect for whipping up your favorite dishes.

Down the hall, you'll find three good-sized bedrooms and a spacious 4-piece bathroom with plenty of storage for all your essentials.

Head downstairs to discover even more space to spread out. There's a large family room with built-in shelving and another cozy gas fireplace, perfect for movie nights or hanging out with friends. A fourth bedroom down here means plenty of room for guests or maybe a home office.

Practical perks include a big laundry room with lots of built-in cabinets for storage and a handy three-piece bathroom with a walk-in shower.



Outside, the backyard is an oasis with a fantastic patio for entertaining, a great veggie garden, and a beautiful English-style garden full of perennial flowers. And don't forget the detached garage—currently used for storage but easily convertible for parking.

This house has been well-loved and is ready for its next chapter. Schedule your showing today and see why this Riverside gem could be your perfect new home!

Built in 1961

Essential Information

MLS® #	A2146013
Price	\$310,000
Sold Price	\$315,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,226
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	297 6 Avenue Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A6T7

Amenities

Parking Spaces	5
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Parking	Single Garage Detached
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Interior

Interior Features	Bookcases, Closet Organizers, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Garden, Landscaped, Level, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	July 12th, 2024
Days on Market	10
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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