

\$750,000 - 244 Aberdeen Street Se, Medicine Hat

MLS® #A2155442

\$750,000

3 Bedroom, 4.00 Bathroom, 2,646 sqft

Residential on 0.17 Acres

SE Hill, Medicine Hat, Alberta

It's summer, you're driving through one of Medicine Hat's oldest neighbourhoods and the trees around you create a canopy of green above the street. The homes around you are all beaming with character and originality, and then you pull up to 244 Aberdeen Street. Nestled on the SE Hill, you are only a few minutes from Historic Downtown Medicine Hat, shopping and some of the city's best spots for food + drinks are steps from your front door.

This home is beaming with century-old charm , but has gone through all the major and extensive upgrades that you are looking for in a custom built new home. As you enter the home, you will be blown away by the way the home perfectly blends character and 100 year old design with luxury finishes. The home features 3 bedrooms all on the top floor, including your primary suite which has an unbelievable 4 piece ensuite, fireplace and private deck, the perfect spot to start and end your day.

The main floor features large windows that help flood the area with natural light. You'll find tons of living space here, with a dedicated living room , sitting room and office space. The chef's kitchen has top of the line appliances and ample storage for everything you need to make your life in the kitchen a little more convenient.

To finish, the basement needs to be seen for



yourself. When you get to the bottom of the stairs you're transported to an old-timey hole in the wall pub with the exposed stone and natural wood beams and bar top. The yard has recently been finished with a beautiful stone patio , and access to your two separate garages to be used in any way that fits your needs.

This home is truly spectacular and is a perfect example of photos not doing a home justice. It needs to be seen in person to be fully appreciated.

Built in 1912

Essential Information

MLS® #	A2155442
Price	\$750,000
Sold Price	\$735,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,646
Acres	0.17
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	244 Aberdeen Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0R1

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Si

Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Central Air Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Other

Additional Information

Date Listed	August 7th, 2024
Date Sold	September 2nd, 2024
Days on Market	26
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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