

\$209,900 - 523c Allowance Avenue Se, Medicine Hat

MLS® #A2156506

\$209,900

2 Bedroom, 1.00 Bathroom, 854 sqft
Residential on 0.12 Acres

River Flats, Medicine Hat, Alberta

Super starter home ! This 2 bedroom , 1 bathroom bungalow is ready for its next owner. The owner has created a little oasis in the fully fenced backyard with lovely landscaping, and a private and shaded patio area. There is also a fully decked out 8 x 12 shed (sided, with eaves troughs and a window) as well as a 12 x 22 single garage. There is additional off street / RV parking at the back. Updates include new front and back steps, bathroom, some newer windows, 100 amp electrical service, and shingles only 3 years old. The main floor is host to a living room , bathroom, eat-in kitchen, and the 2 bedrooms. The unfinished concrete basement is host to the laundry room and 2 storage rooms. Great opportunity to get in to the market with a comfortable and solid home!

Built in 1941

Essential Information

MLS® #	A2156506
Price	\$209,900
Sold Price	\$210,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	854
Acres	0.12
Year Built	1941



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	523c Allowance Avenue Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 3E6

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 22nd, 2024
Days on Market	13
Zoning	C-N
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX MEDALTA REAL ESTATE

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