

\$199,000 - 525 2 Avenue Se, Medicine Hat

MLS® #A2159147

\$199,000

2 Bedroom, 1.00 Bathroom, 1,039 sqft
Residential on 0.04 Acres

SE Hill, Medicine Hat, Alberta

This charming 1039 square foot, 1.5-storey home, built in 1912, combines classic appeal with modern upgrades. Located on the SE Hill, it's ideally positioned near schools, parks, grocery stores, and downtown. Recent renovations have revitalized the property, including new shingles (July 2024), a high-efficiency furnace (2023), a new water heater (2023), a new sump pump (2019), and updated exterior doors and most windows. The home also features a fresh fence (2020), and concrete foundation upgrades (2019).

Step inside to find a spacious, sunlit living room that exudes warmth and comfort. The main floor also includes a new 4-piece bathroom with a stylish clawfoot tub and a well-designed eat-in kitchen with big windows, open shelving, and ample built-in storage. There's also a versatile bedroom on this level that could serve as a formal dining room, office, den or flexible space. The main level also features conveniently located laundry space, and crawl space for access to the utility room.

Upstairs, you'll discover a cozy bedroom along with another flexible area perfect for an office. The entire home also received new VCT tile in 2019. The exterior of the property is designed for easy maintenance, featuring a spacious patio area ideal for relaxing summer evenings, complemented by shaded trees. Affordable and move-in ready, this home offers both



comfort and convenience in a desirable location.

Built in 1912

Essential Information

MLS® #	A2159147
Price	\$199,000
Sold Price	\$195,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,039
Acres	0.04
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	525 2 Avenue Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A2L1

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Pantry, Sump Pump(s), Vinyl Windows
Appliances	Dryer, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Wall Unit(s)
Has Basement	Yes

Basement	Crawl Space, Partial
Exterior	
Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Block, Poured Concrete



Additional Information

Date Listed	August 21st, 2024
Date Sold	September 7th, 2024
Days on Market	17
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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