

\$279,900 - 1312 Queen Street Se, Medicine Hat

MLS® #A2163076

\$279,900

3 Bedroom, 1.00 Bathroom, 896 sqft

Residential on 0.09 Acres

River Flats, Medicine Hat, Alberta

FANTASTIC BUSINESS OPPORTUNITY!

This turn key property is perfect for the buyer who is looking for a no nonsense investment. A highly successful Airbnb, 1312 Queen Street. The entire home has been updated and gorgeously decorated. Located near the end of an extremely quiet street, surrounded by heritage homes and modern infills, its proximity to the river and walking trails is a huge asset. Some of the latest additions to the property include a brand new concrete driveway and exposed aggregate pathway. New paint throughout. Wired in smoke detectors in each room, and Central Air installed this summer. Mid-Century modern design, this home appeals to vacationers and those working in The Hat temporarily. With three bedrooms and four beds there is plenty of room for guests and an office area to top it off. All the appliances are updated as well as the hot water tank and furnace. There is also a beautiful yard with no maintenance fence and decking. Custom iron metal work adds to the charm of the outdoor space. Property includes everything you see in the photos and then some...absolutely all you need to welcome your first guests. Note: Property is also available without the furnishings if you would prefer to live in this little gem yourself!

Built in 1943

Essential Information



MLS® #	A2163076
Price	\$279,900
Sold Price	\$276,750
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	896
Acres	0.09
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1312 Queen Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A1B8

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Skylight(s), Storage, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	September 5th, 2024
Date Sold	November 17th, 2024
Days on Market	73
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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