

\$239,900 - 1159 Queen Street Se, Medicine Hat

MLS® #A2165663

\$239,900

4 Bedroom, 2.00 Bathroom, 953 sqft

Residential on 0.07 Acres

River Flats, Medicine Hat, Alberta

This half duplex presents a fantastic opportunity for first-time homebuyers or investors seeking rental property potential. Boasting 953 square feet of well-utilized space, the home is situated on a charming, tree-lined street in the River Flats neighborhood. Its location offers convenient access to parks, walking paths and pools. The main floor is designed for comfort and functionality, featuring a generous living room that flows into the kitchen and dining area. Recent updates include new flooring throughout this level, enhancing the home's fresh and modern appeal. Additionally, the main floor houses two spacious bedrooms and a well-appointed four-piece bathroom, catering to both convenience and style.

The lower level of the duplex adds even more value with two additional bedrooms, a sizable family room, and a dedicated laundry room. The utility room has been updated with a modern furnace, ensuring reliable and efficient heating.

Outside, the property offers a quaint backyard, ideal for outdoor activities or a quiet retreat. The backyard also includes a storage shed, perfect for keeping tools and outdoor equipment organized. Additionally, extra parking space is available, adding to the property's practicality and convenience. Overall, this half duplex is a promising option for those looking to start their homeownership



journey or invest in a valuable rental asset.

Built in 1979

Essential Information

MLS® #	A2165663
Price	\$239,900
Sold Price	\$253,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	953
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	1159 Queen Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A1B3

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Lawn, Landscaped, Standard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	September 27th, 2024
Days on Market	14
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
----------------	-----------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.