# \$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**

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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

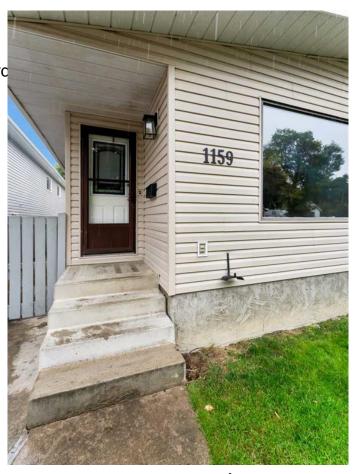
Date Sold September 27th, 2024

Days on Market 14

Zoning R-LD HOA Fees 0.00

# **Listing Details**

Listing Office SOURCE 1 REALTY CORP.



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