

\$362,899 - 844a 4 Street Se, Medicine Hat

MLS® #A2166666

\$362,899

5 Bedroom, 3.00 Bathroom, 1,755 sqft
Residential on 0.15 Acres

River Flats, Medicine Hat, Alberta

Discover the perfect balance of historic charm and modern convenience in this meticulously maintained 1911 two-storey brick home, set in a beautiful and central neighborhood. Blending timeless elegance with thoughtful updates, this residence offers both character and contemporary comfort. The welcoming front sunroom is bathed in natural light, introducing the home's rich heritage, where original hardwood floors, vintage windows, and exquisitely preserved woodwork exude its enduring appeal. The updated kitchen seamlessly combines classic style and modern functionality, featuring a farmhouse sink, sleek concrete countertops, and a walk-in pantry complete with a charming coffee bar—ideal for today's lifestyle.

Ascending the staircase, you'll appreciate the vintage wallpaper and well-maintained wood finishes, creating a unique journey through the home's history. Upstairs, discover four generously sized bedrooms and a stunning 4-piece bathroom. The front bedroom opens to a private balcony with custom industrial handrails, offering a peaceful outdoor retreat. The basement adds practicality and playfulness with a laundry area, a one-piece bathroom, and a small climbing wall.

Modern upgrades include professionally restructured ceiling trusses in the garage, new garage door openers, and updated deadbolts



and door hardware. Recently completed professional landscaping enhances the front and back yards, adding to the home's move-in readiness. Built to last, the home boasts thick walls, a brick exterior, extra attic insulation, and an updated furnace, making it highly energy-efficient.

Outside, the tranquil backyard features mature fruit trees, and the double detached garage with an additional parking pad offers ample space for extra vehicles, an RV, or a boat. Nestled on a picturesque, tree-lined street just steps from Strathcona and Athletic Park, and within walking distance to downtown, this property presents a rare opportunity to own a home that seamlessly blends historic character with modern amenities in a prime location.

To book your showing, please contact a real estate agent today.

Built in 1911

Essential Information

MLS® #	A2166666
Price	\$362,899
Sold Price	\$362,899
Bedrooms	5
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,755
Acres	0.15
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	844a 4 Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0L9

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Chandelier
Appliances	Dishwasher, Dryer, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished



Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Fruit Trees/Shrub(s), Standard Shaped Lot, Street Lighting
Roof	Metal
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2024
Date Sold	October 22nd, 2024
Days on Market	34
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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