

\$370,000 - 520a 2 Avenue Se, Medicine Hat

MLS® #A2177905

\$370,000

2 Bedroom, 2.00 Bathroom, 1,276 sqft

Residential on 0.05 Acres

SE Hill, Medicine Hat, Alberta

Welcome to this beautifully updated character home on the desirable SE Hill, where timeless charm meets modern convenience. Step inside and immediately be greeted by a bright and inviting sunroom – the perfect spot for enjoying your morning coffee while soaking in the sunlight. The main floor features a cozy living room with a stunning gas fireplace, creating a warm and welcoming atmosphere. Original hemlock hardwood floors have been refinished throughout, adding a touch of elegance and character to the home. The dining area, with its classic wainscoting, exudes charm and provides a lovely setting for family meals or entertaining guests. The renovated kitchen is a true highlight, blending classic style with modern upgrades. Featuring ample cabinetry, stainless steel appliances, slate floors, granite countertops, and a charming farm sink, it’s both functional and beautiful. A lovely laundry/2 pc bathroom finishes the main floor. Upstairs, you’ll find two charming bedrooms, including the primary bedroom with a spacious walk-in closet. The renovated 5 pc bathroom features a double vanity, a standalone tub, and a timeless design that complements the home’s original character. The back entry addition offers a practical mudroom area, with French doors leading out to a landscaped backyard – an ideal space for outdoor relaxation and play. The unfinished basement is permitted for future development, offering the potential to add a family room, additional bedroom, or



bathroom – the possibilities are endless. Step outside and enjoy a newly built, spacious patio perfect for summer gatherings, BBQs, or simply enjoying the fresh air. The detached 23x19 workshop is a fantastic bonus for hobbyists or DIY enthusiasts, featuring 220v 50 amp power. Additional storage is available in the included shed. This home boasts a range of valuable upgrades, including a high-efficiency furnace, A/C, a tankless hot water system, new windows, new patio, new northside fence and newer vinyl siding. All renovations have been completed with permits, ensuring peace of mind. Located within walking distance to schools, Hill Pool, downtown amenities, and a short drive to all the conveniences of city life, this home offers both comfort and convenience. Don't miss out on the opportunity to own this delightful and updated character home!

Built in 1912

Essential Information

MLS® #	A2177905
Price	\$370,000
Sold Price	\$362,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,276
Acres	0.05
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	520a 2 Avenue Se
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Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A2L2

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Double Vanity, Granite Counters, Walk-In Closet(s), Chandelier
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Block

Additional Information

Date Listed	November 8th, 2024
Date Sold	November 25th, 2024
Days on Market	17
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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