

\$389,900 - 46 Aberdeen Street Se, Medicine Hat

MLS® #A2180588

\$389,900

3 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

This beautifully updated bungalow, centrally located on the SE Hill, offers 1072 square feet of modern living space, ideal for new owners. As you enter, you are welcomed by a charming porch with a wood-burning fireplace, perfect for cozy evenings. The spacious living room features built-in shelving and a gas fireplace with a stunning stone surround, creating a warm, inviting atmosphere. The open-concept kitchen and dining room, with sleek vinyl plank flooring throughout, boasts beautiful cabinets, concrete countertops, a stainless steel appliance package, and a convenient pantry. Down the hall, you'll find a linen closet, two bedrooms, and a well-appointed 4-piece bathroom. The basement offers a large heated flex space, which can easily be converted into an office, den, or even a home business area, with the option to revert it to a garage. The laundry room, newly updated with vinyl flooring, is also downstairs, along with a 3-piece bathroom, another bedroom, and a spacious family room featuring a brick surround around the gas fireplace. The basement is plumbed for a wet bar and wired with a speaker system for a home theatre. The utility room adds further functionality. Outside, enjoy a large yard with a stone patio, a gas line for the BBQ, a hot tub, a shed, and a gate for RV parking. This home is in a fantastic neighborhood, close to schools, daycares, walking paths, and just a short distance from downtown.



Built in 1950

Essential Information

MLS® #	A2180588
Price	\$389,900
Sold Price	\$389,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,072
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	46 Aberdeen Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0P7

Amenities

Parking Spaces	4
Parking	Attached Carport, Parking Pad, RV Access/Parking

Interior

Interior Features	Storage, Vinyl Windows, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Front Yard, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 21st, 2024
Date Sold	December 9th, 2024
Days on Market	18
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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