

# \$185,000 - 831a 4 Street Se, Medicine Hat

MLS® #A2238250

**\$185,000**

3 Bedroom, 1.00 Bathroom, 1,098 sqft

Residential on 0.07 Acres

River Flats, Medicine Hat, Alberta

Same owner for over 50 years, this 3-bedroom two-story home has had many important upgrades over the years. All the lath and plaster has been removed, the attic insulation was improved in 2011 to R50, along with a high-efficiency furnace. A new hot water tank in 2017, and new shingles in 2018. In 2020, the plumbing was updated with new copper & PEX piping throughout, and the foyer ceiling was re-drywalled. The home features high ceilings on the main, 100 amp service and new wiring throughout, and all of the exterior walls have been insulated and drywalled (except bathroom wall with window - approx 4ft of wall). The only original windows are in the bathroom and above the stairs which have a permanent storm style window and screen – all the rest throughout the home have been upgraded with with sealed units. Located just down the block from an elementary school, with a fully fenced yard, this home would make a great investment. Most of the remaining work is cosmetic, as the major updates that improve efficiency have already been completed. Whether you're an investor, a first time home buyer or someone with a vision, the possibilities are here. Take the virtual tour 24 hours a day!

Built in 1915

## Essential Information

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Price	\$185,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,098
Acres	0.07
Year Built	1915
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	831a 4 Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0L7

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Perimeter Wall, Brick/Mortar

### Additional Information

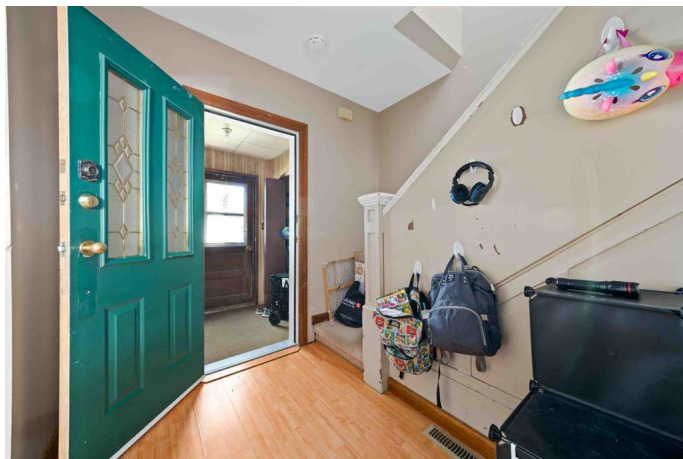
Date Listed July 8th, 2025

Days on Market 22

Zoning R-LD

### **Listing Details**

Listing Office MAXWELL CANYON CREEK



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