

# \$149,900 - 825 3 Street Se, Medicine Hat

MLS® #A2230481

**\$149,900**

2 Bedroom, 1.00 Bathroom, 778 sqft

Residential on 0.07 Acres

River Flats, Medicine Hat, Alberta

This sweet bungalow offers the perfect blend of character and updates, making it an ideal starter home or income property. Step inside to find modern interior paint, durable vinyl plank flooring, and a fully equipped appliance package. The layout features 2 cozy bedrooms, a spacious bathroom, main floor laundry, and a fun, functional living space. Enjoy the privacy of a fully fenced yard with brand-new vinyl fencing—perfect for pets, kids, or just relaxing outdoors. Available for immediate possession—move in and make it your own today!

Built in 1910

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230481    |
| Price          | \$149,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 778         |
| Acres          | 0.07        |
| Year Built     | 1910        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 825 3 Street Se |
| Subdivision | River Flats     |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A0H8          |

### Amenities

|                |       |
|----------------|-------|
| Parking Spaces | 2     |
| Parking        | Stall |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                         |
| Appliances        | Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Partial, Unfinished                                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 3               |
| Zoning         | R-LD            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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