

# \$185,000 - 875 3 Street Se, Medicine Hat

MLS® #A2235643

**\$185,000**

3 Bedroom, 1.00 Bathroom, 1,217 sqft

Residential on 0.07 Acres

River Flats, Medicine Hat, Alberta

Welcome to this charming 3-bedroom, 1-bath home, perfectly situated on a corner lot along a beautiful tree-lined street. This older home offers tons of potential and is ideal for investors or buyers looking to customize their dream space.

While the home does need updating and TLC, it provides a fantastic canvas for renovation and value-add improvements.

Conveniently located near schools, parks, shopping, and commuter routes.

Whether you're a savvy investor or a homeowner with vision, this property is a rare find with great potential. Don't miss your chance to turn this house into something special!

Built in 1910

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2235643  |
| Price          | \$185,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,217     |
| Acres          | 0.07      |
| Year Built     | 1910      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 875 3 Street Se |
| Subdivision | River Flats     |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A 0H8         |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 1                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Central Air Conditioner, Electric Stove, Freezer, Refrigerator, Washer/Dryer, Satellite TV Dish |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished   |

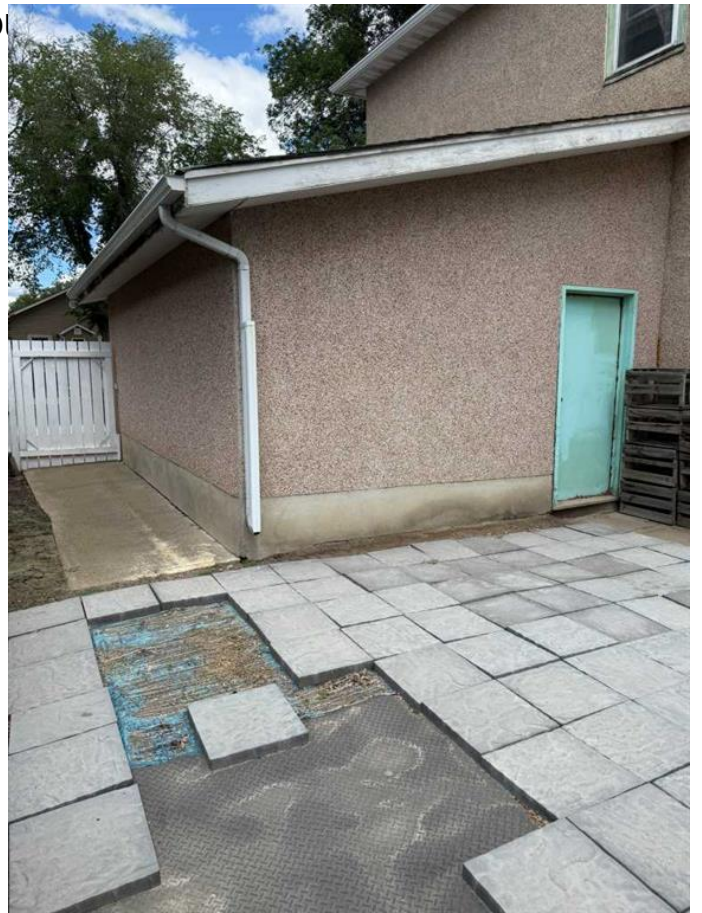
### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description   | Landscaped, Level    |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Wood Siding  |
| Foundation        | None                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2025 |
| Days on Market | 2               |
| Zoning         | R-LD            |

### Listing Details



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.