

# \$244,000 - 1143 Braemar Street Se, Medicine Hat

MLS® #A2241032

**\$244,000**

2 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 0.17 Acres

River Flats, Medicine Hat, Alberta

Welcome to 1143 Braemar Street SE a single detached house in downtown, a classic and cozy bungalow situates on a huge lot 7500sf, and it steps away from Lions Park, South Saskatchewan River, Strathcona Park, Pool and tennis court. This property offers a nice size kitchen and eating in room with vinyl flooring, a comfortable living room with French doors leading to a deck and 2 bedrooms on the main floor. The newly renovated basement hosts a comfortable family room, a 4-piece bathroom, and a laundry room. The large fully fenced yard has a single car garage, you have the alley access the backyard, also you'll enjoy a couple of more vehicle park spots or RV Parking. Upgrades: brand-new shingles, fresh poured the front walkway, brand-new rocks & wood retention wall with flower planters, new stairs, an updated electrical, and less than 1 year old GE washer/dryer. This great bungalow is perfect for the first home buyer or retirement seniors or an investment. Call for a private viewing.

Built in 1944

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2241032  |
| Price      | \$244,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 672         |
| Acres          | 0.17        |
| Year Built     | 1944        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1143 Braemar Street Se |
| Subdivision | River Flats            |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1A 0W1                |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                            |
| Parking        | Additional Parking, Alley Access, On Street, Single Garage Detached, Outside |
| # of Garages   | 1                                                                            |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                      |
| Appliances        | Central Air Conditioner, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                          |
| Cooling           | Central Air                                                         |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Lighting, Private Yard, Storage  |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 12th, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 70   |
| Zoning         | R-LD |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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