



823 4 Street SE
Medicine Hat, Alberta

MLS # A2295143



\$225,500

Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	1925 (101 yrs old)
Beds:	3	Baths:	2
Garage:	None, Outside		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding		

Inclusions: Fridge, Stove, Hood Fan, Washer, Dryer

Attention first time home buyers, why pay rent when you can buy for less! Welcome to this charming solid brick 2-storey home, ideally located on a picturesque tree-lined street in a well-established neighbourhood. Blending timeless character with thoughtful updates, this home offers a warm and inviting atmosphere from the moment you arrive. Inside, you'll appreciate the bright and functional living and dining spaces, beautiful original details, classic pillars, and a staircase that adds to the home's enduring appeal. Recent improvements include new flooring throughout the main level and portions of the upper and lower level, fresh paint throughout, upgraded plumbing, updated kitchen cabinets with new countertops, a fully renovated upstairs bathroom, additional updates to the second bathroom, and shingles replaced in 2024. Upstairs features 3 comfortable bedrooms and an updated full bath, while the lower level provides a versatile den/bedroom (window may not meet egress) and added storage space. Step outside to enjoy the fully fenced backyard with mature trees and a large deck, perfect for relaxing or entertaining. With its character, updates, and inviting outdoor space, this home offers a wonderful opportunity for buyers looking for comfort, charm, and value.