



65 3 Street NW
Medicine Hat, Alberta

MLS # A2302162



\$181,900

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|------------------|---|---------------|-------------------|
| Division: | Riverside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 548 sq.ft. | Age: | 1947 (79 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Concrete Driveway, Front Drive, Garage Faces Front, Off Street, Single Garage | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Few Trees, Lawn, Private, Street Lighting | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle, Metal | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Vinyl Windows, Wood Windows | | |

Inclusions: None

Tucked into the desirable Riverside district of Medicine Hat, this 548 sq. ft. home offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize without sacrificing location. Featuring two bedrooms and a functional layout, this home makes the most of its space with all amenities located on a single level. Large windows bring in natural light, creating a warm and comfortable atmosphere throughout. The simple floor plan provides flexibility for everyday living, while the manageable size keeps maintenance simple and affordable. The concrete lower level is accessed through the laundry room hatch, and is great for storage or accessing the modern furnace, hot water tank. Outside, you’ll find a mature yard with established trees, offering both privacy and a welcoming outdoor space to relax or entertain. A single-car garage adds convenience, while the generous amount of additional parking ensures there’s plenty of room for guests, recreational vehicles, or multiple drivers. Situated in a well-established neighborhood known for its tree-lined streets and proximity to the river, you’ll enjoy easy access to walking paths, parks, and local amenities. Whether you’re looking for a cozy place to call home or a smart addition to your investment portfolio, this Riverside gem offers excellent value in a sought-after location. Title insurance will be provided in place of RPR.