



**819B 3 Street SE
Medicine Hat, Alberta**

MLS # A2308579



\$239,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,271 sq.ft.	Age:	1930 (96 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Combination	Utilities:	-
Features:	See Remarks		

Inclusions: TV Mount

Welcome to this 1271 sq. ft. bungalow offering exceptional value in today's market! With 3 bedrooms, 1 full 4-piece bathroom, and a long list of updates, this home is the perfect blend of affordability, comfort, and move-in-ready convenience—all set on a beautiful tree-lined street in a great location close to Strathcona Park and scenic walking and biking trails. Step inside to a bright and inviting layout featuring a spacious living room, dining area, and a modernized kitchen complete with all appliances. The home also offers a large primary bedroom and a huge family room, providing plenty of space for relaxing, entertaining, or accommodating a growing family. Recent updates include flooring, paint, and most windows, giving the home a fresh, modern feel throughout. Major mechanical upgrades add even more value, including a high-efficiency furnace and central A/C, along with a hot water tank, washer, and dryer—all new within the last year. This is truly a home where much of the heavy lifting has already been done. Outside, you'll find a fantastic setup for enjoying the warmer months. The backyard features a large covered patio with a beautiful built-in brick fireplace, creating the perfect space for entertaining or unwinding in the evenings. There is also plenty of yard space, a garden area, and a double detached garage. Out front, a massive driveway provides ample parking for multiple vehicles, RVs, or guests, and the recently redone front porch adds great curb appeal. Clean, updated, and completely turnkey, this home is an excellent opportunity for buyers looking to get into the market without sacrificing space or comfort. With its charming setting, proximity to parks and trails, and unbeatable value, this move-in-ready property is one you won't want to miss!