



GRASSROOTS
REALTY GROUP

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91 3 Street SE
Medicine Hat, Alberta

MLS # A2331743



\$309,000

Division:	SE Hill		
Type:	Residential/Other		
Style:	5 Level Split		
Size:	1,709 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Heated Garage, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-MD

Utilities: -

Inclusions: N/A

Welcome to 91–3rd Street SE — a truly unique opportunity just steps from the heart of downtown Medicine Hat! This is NOT a condo, but a standalone property offering incredible future potential in a highly walkable location close to shopping, restaurants, parks, and everyday amenities. This hidden gem is full of character and ready for your vision. While it may require some updating, the upside here is undeniable — an ideal opportunity for buyers looking to add value and make it their own. Offering approximately 2,270 sq. ft. of total living space, including 1,709 sq. ft. above grade, this home provides plenty of room to grow, renovate, and create something truly special. Take in amazing views of the downtown core, including from the top-floor primary bedroom balcony — a perfect spot to relax and unwind. Inside, you’ll find beautiful hardwood flooring and Italian tile, adding warmth and timeless appeal throughout. The home includes all major appliances, central A/C, and a cozy wood-burning fireplace. A heated single attached garage provides year-round convenience. Step outside to enjoy a new rear deck, perfect for entertaining or quiet evenings, along with a newly fenced backyard offering privacy and space. Located in a vibrant area with strong exposure and long-term upside, this property is ideal for homeowners, investors, or anyone looking to be close to the action. Don’t miss your chance to unlock the potential of this one-of-a-kind property — opportunities like this don’t come along often!