



GRASSROOTS
REALTY GROUP

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**856A Braemar Street SE
Medicine Hat, Alberta**

MLS # A2332335



\$249,000

Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,119 sq.ft.	Age:	1921 (105 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Dugout	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Neighbourhood Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, window coverings, Central A/C

Here it is — the cutest character home in Medicine Hat! Full of warmth and charm, this 1921 two-storey is the kind of place that makes you slow down, smile, and instantly feel at home. From the eye-catching exterior to the modern, gorgeous kitchen, you're going to love what you find here. Inside you'll enjoy a spacious main floor living room and a kitchen that truly feels like the heart of the home, featuring updated cabinetry and finishes that blend beautifully with the home's original personality. Many recent updates have been completed, including flooring, paint, and some newer plumbing. A 4-piece bathroom and a dedicated laundry room complete the main floor. Upstairs you'll find two nice-sized bedrooms, plus bonus flex areas that work for storage, a home office setup, or a little reading nook. With 1,129 sq. ft. of living space, this home is a great fit for a single professional or a young couple looking for something stylish, affordable, and walkable. The location is a huge perk—close to downtown and within easy reach of several parks—perfect for coffee runs, evening walks, and weekend wandering. Out back, the yard offers plenty of room to relax, garden, entertain, or simply enjoy the outdoors. Don't miss this one—call your favorite REALTOR® today to book your private showing.