



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1254 Queen Street SE
Medicine Hat, Alberta

MLS # A2334918



\$298,900

Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,127 sq.ft.	Age:	1916 (110 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, C/A, Window Coverings, Pergola, Sheds x 2, Electric Heater in bedroom, Large Cabinet in Living Room, Wardrobes in Bedrooms and Mud Room

Welcome to 1254 Queen Street SE, a charming two-storey home nestled on a beautiful tree-lined street in the desirable River Flats neighbourhood. Full of character and thoughtful updates, this home offers comfortable living both inside and out. The main floor features a welcoming enclosed front porch, a spacious front living room, a dining area, and an updated kitchen with timeless white cabinetry, as well as a newly added 2-piece bathroom, and a large back mudroom with the convenience of main floor laundry and a full 4-piece bathroom. Upstairs, you'll find three comfortable bedrooms including the primary. Step outside to enjoy the beautiful fully landscaped and fenced backyard, complete with a deck and pergola for relaxing or entertaining, plus two storage sheds for added convenience, tons of lawn space, and separate off-street parking. This home has seen numerous important updates, including the replacement of the main sewer line, a new furnace and central air conditioning, a new hot water tank (2024), mostly newer windows, and new shingles (2022), offering peace of mind for years to come. Whether you're a first-time buyer, growing family, or investor, this move-in-ready home combines classic charm with modern updates in a fantastic location close to parks, Strathcona Pool, walking paths, and all the amenities the River Flats has to offer.