



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

846A 3 Street SE
Medicine Hat, Alberta

MLS # A2343111



\$285,000

Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,037 sq.ft.	Age:	1900 (126 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	N-R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Central Air Conditioning, fridge, stove, dishwasher, hood fan, washer, dryer, sea can, planter boxes

Tucked into a charming, tree-lined neighbourhood close to parks, schools, the pool, walking paths, and the river, this wonderfully updated 2 storey home is the kind of place you can move into and simply start living. Step inside and you'll immediately notice how comfortable and functional the main floor feels, with a welcoming living room that flows naturally into the dining area—perfect for everyday life and easy entertaining. The kitchen has been thoughtfully redesigned with a smart layout, updated cabinetry, and warm butcher block counters, plus plenty of storage to keep everything in its place. A new 2 piece washroom completes this level. Upstairs, the home continues to impress with a gorgeous, highly functional main bathroom that blends style and practicality, featuring convenient laundry and a soaker tub with shower. Two good sized bedrooms finish the upper level, making it a great fit whether you're starting out, growing your space, or simply looking for a home that's been well cared for and improved over time. Peace of mind comes standard here thanks to major updates already completed, including shingles, furnace, hot water on demand, electrical, plumbing, and vinyl windows—plus central air conditioning for those hot summer days. Outside, the large fenced yard offers room to relax, play, and garden, with a spacious rear deck for summer evenings. You'll also love the bonus workshop and the sea can room with windows and doors—ideal for projects, storage, or extra flex space. Move-in ready in a location you'll love—book your showing and come see it today.