



**GRASSROOTS**  
REALTY GROUP

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1124 Balmoral Street SE  
Medicine Hat, Alberta

MLS # A2345900



**\$159,900**

|           |                                                       |        |                    |
|-----------|-------------------------------------------------------|--------|--------------------|
| Division: | River Flats                                           |        |                    |
| Type:     | Residential/House                                     |        |                    |
| Style:    | Bungalow                                              |        |                    |
| Size:     | 918 sq.ft.                                            | Age:   | 1910 (116 yrs old) |
| Beds:     | 2                                                     | Baths: | 1                  |
| Garage:   | Single Garage Detached                                |        |                    |
| Lot Size: | 0.12 Acre                                             |        |                    |
| Lot Feat: | Back Lane, Back Yard, City Lot, Few Trees, Landscaped |        |                    |

|             |                               |            |      |
|-------------|-------------------------------|------------|------|
| Heating:    | Forced Air                    | Water:     | -    |
| Floors:     | Carpet, Laminate, Linoleum    | Sewer:     | -    |
| Roof:       | Asphalt Shingle               | Condo Fee: | -    |
| Basement:   | Full                          | LLD:       | -    |
| Exterior:   | Wood Frame                    | Zoning:    | R-LD |
| Foundation: | Brick/Mortar, Poured Concrete | Utilities: | -    |
| Features:   | Natural Woodwork              |            |      |

**Inclusions:** Fridge, stove, portable dishwasher, washer, dryer

Affordable home on a tree-lined street in the beautiful quiet River Flats! Cheaper than rent!! Get in to home ownership right here! This 2 bedroom bungalow just received some cosmetic updates, fresh paint inside and exterior of the garage, as well as the fully fenced yard. New shingles and plywood on the roof last year (2025). With a nice yard, single garage with automatic opener, plus a nice asphalt pad in back by garage to park 2 more vehicles or an RV, this property offers lots of parking plus room for more on street! Great location steps away beautiful Strathcona park, river, fishing, endless walking/biking trails, swimming pool, tennis/pickleball courts, Mavericks baseball games, local grocery, butcher shop and convenience store all close. This street sees next to no traffic so if you are looking for a quiet area this is it! Make your appointment to see today as this is the best priced property in the Hat!