

# \$395,999 - 3 2 Street Se, Medicine Hat

MLS® #A2203066

## \$395,999

3 Bedroom, 2.00 Bathroom, 2,683 sqft  
Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

Welcome to this unique 4-level split home, built in 1953 as one of Medicine Hat's first show homes. Situated on a mature, treed 50 x 130 lot, this property offers 3 bedrooms, 2 bathrooms, and a large living room with fireplace. The home features a hardwood flooring and carpet combination, with tile, and ample storage throughout.

Enjoy the expansive kitchen, just off the back patio, perfect for entertaining. The games room, equipped with a pool table and shuffleboard, offers a fun space for family and friends. A spiral staircase leads to the top level, where your seasonal window views are great.

Additional highlights include newer shingles, a double attached garage (26 x 25), and an enclosed, large detached carport (19 x 36). There is also off-street parking, underground sprinklers, and a tiered lot, enhancing the property's curb appeal. The home also includes a wet bar, central vac, and an electric fireplace for cozy evenings.

Located close to amenities, the river, schools, downtown, and walking paths, this home provides the perfect balance of comfort and convenience. A must-see for those seeking a unique gem in a desirable neighborhood!

Built in 1953



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2203066      |
| Price          | \$395,999     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 2,683         |
| Acres          | 0.15          |
| Year Built     | 1953          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |               |
|-------------|---------------|
| Address     | 3 2 Street Se |
| Subdivision | SE Hill       |
| City        | Medicine Hat  |
| County      | Medicine Hat  |
| Province    | Alberta       |
| Postal Code | T1A0B6        |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Additional Parking, Alley Access, Carport, Double Garage Attached |
| # of Garages   | 4   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home   |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, See Remarks, Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Lawn, Other, Treed |
| Roof              | Asphalt Shingle                                       |
| Construction      | Concrete, Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 87               |
| Zoning         | R-LD             |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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