

# \$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	104
Zoning	R-LD

### **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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