

# \$164,900 - 825 3 Street Se, Medicine Hat

MLS® #A2207288

## \$164,900

2 Bedroom, 1.00 Bathroom, 778 sqft  
Residential on 0.07 Acres

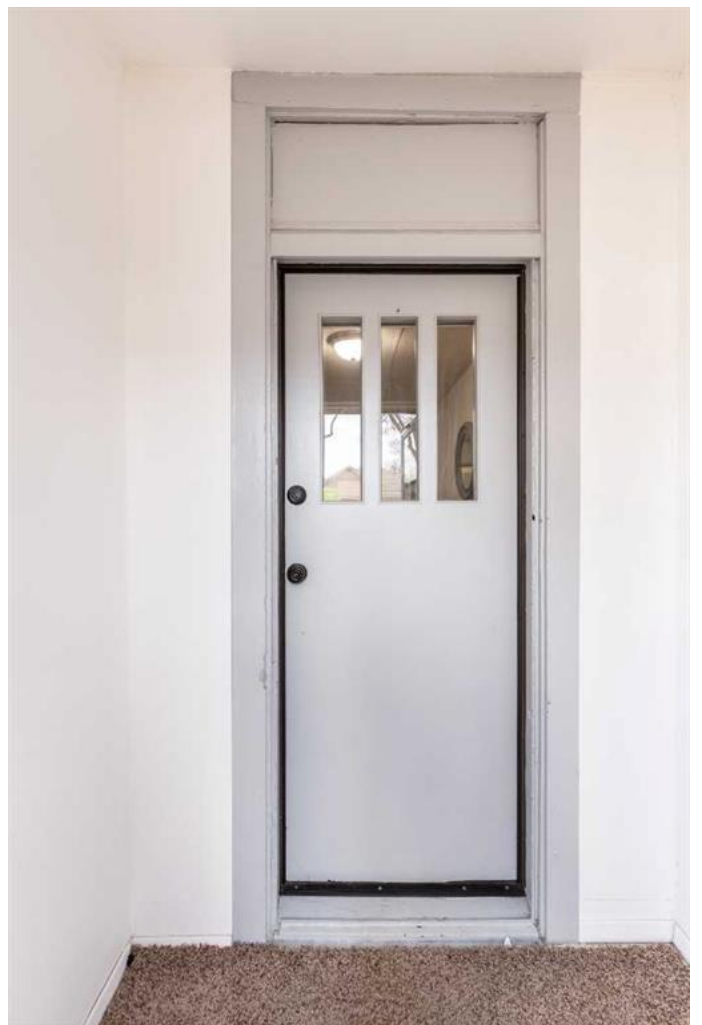
River Flats, Medicine Hat, Alberta

This sweet bungalow offers the perfect blend of character and updates, making it an ideal starter home or income property. Step inside to find modern interior paint, durable vinyl plank flooring, and a fully equipped appliance package. The layout features 2 cozy bedrooms, a spacious bathroom, main floor laundry, and a fun, functional living space. Enjoy the privacy of a fully fenced yard with brand-new vinyl fencing—perfect for pets, kids, or just relaxing outdoors. While the shingles could use some attention, the seller is offering a \$3,000 rebate to help cover the cost. Available for immediate possession—move in and make it your own today!

Built in 1910

### Essential Information

MLS® #	A2207288
Price	\$164,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	778
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	825 3 Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0H8

## Amenities

Parking Spaces	2
Parking	Stall

## Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	4
Zoning	R-LD

## Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.