

# \$208,900 - 929 2 Street Se, Medicine Hat

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MLS® #A2217073

**\$208,900**

3 Bedroom, 1.00 Bathroom, 1,386 sqft  
Residential on 0.17 Acres

River Flats, Medicine Hat, Alberta

NEW SHINGLES, EAVESTROUGHS & DOWNSPOUTS October 2024!! Don't judge a book by it's cover!! Charming 2-Storey Home with Spacious Lot in the River Flats!! Welcome to 929 2nd Street SE, a delightful 2-storey home nestled in the historic River Flats neighborhood. This inviting property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or savvy investors. With a bright and cheery sunroom, 3 cozy bedrooms and a well-appointed, renovated 4-piece bath, this home provides 1,386 sqft of functional living space. The newer high-efficiency furnace, hot water tank, and updated 100 amp electrical box ensure modern comfort and efficiency. Set on a generous 50 x 150 ft lot, the property boasts a fully fenced yard with garden boxes, perfect for green thumbs. Enjoy the convenience of a private playground in your own backyard, ideal for families and outdoor enthusiasts. Situated just minutes from downtown, Mavericks Ballpark, Lions Park, Strathcona Pool and Park, and pickleball courts, this home offers easy access to a range of recreational activities and community amenities. Walking paths and local parks provide additional outdoor enjoyment. Benefit from the fresh feel of some newer windows and recent upgrades, enhancing both the aesthetic and functional appeal of the home.

Built in 1900



## Essential Information

MLS® #	A2217073
Price	\$208,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,386
Acres	0.17
Year Built	1900
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	929 2 Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0E9

## Amenities

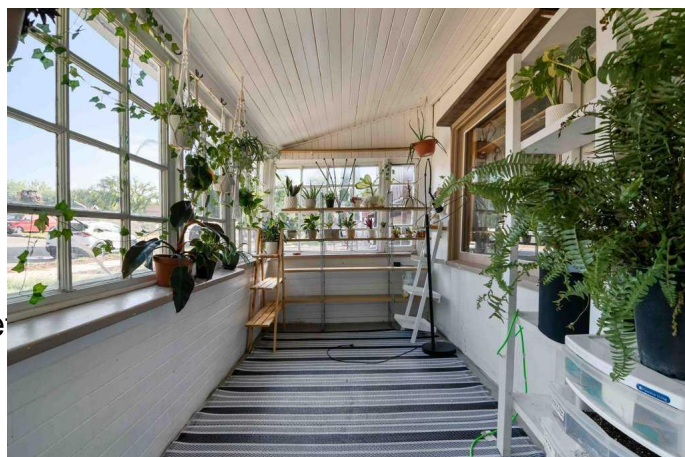
Parking Spaces	2
Parking	Off Street, Single Garage De
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s)
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Many Trees
Roof	Asphalt Shingle



Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

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

### **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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