

# \$224,800 - 1165 Queen Street Se, Medicine Hat

MLS® #A2225299

## \$224,800

3 Bedroom, 2.00 Bathroom, 1,322 sqft

Residential on 0.07 Acres

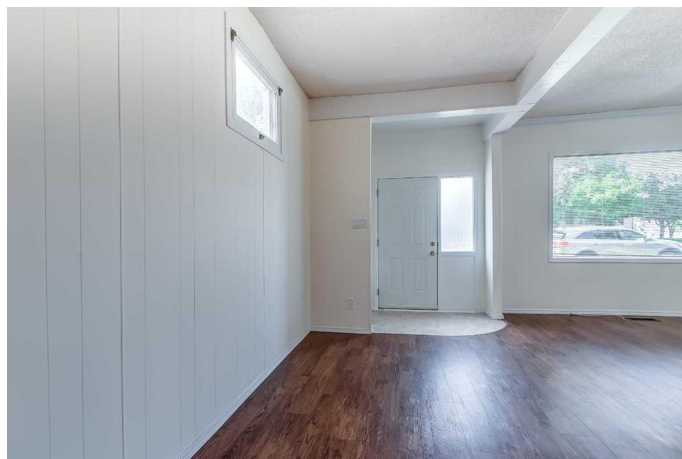
River Flats, Medicine Hat, Alberta

This two-story home in River Flats is packed with potential. It offers 1,322 sq ft of living space and a 20x26 detached garage, and immediate possession is available. The main floor features a bright, good-sized living room with fresh paint, a functional kitchen, a 4-piece bathroom, and a separate laundry room. Upstairs, you'll find three spacious bedrooms—including a primary with its own 4-piece ensuite—all freshly painted as well. Out back, the 20x26 detached garage offers plenty of space for parking, storage, or a workshop. The yard is low maintenance, and the location puts you close to schools, parks, and walking paths. Over the years, updates have included a 100 amp electrical panel, a 2013 furnace, and nearly all the windows have been replaced—only three remain original, and there is central AC. This home is a solid opportunity in a mature neighbourhood, so don't wait—book your showing today!

Built in 1916

## Essential Information

MLS® #	A2225299
Price	\$224,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,322



Acres	0.07
Year Built	1916
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1165 Queen Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1B3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Standard Shaped Lot
Roof	Shingle
Construction	Stucco, Vinyl Siding
Foundation	Brick/Mortar

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	48
Zoning	R-LD

**Listing Details**

Listing Office                    RIVER STREET REAL ESTATE

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