



GRASSROOTS
REALTY GROUP

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**1165 Queen Street SE
Medicine Hat, Alberta**

MLS # A2225299



\$219,900

Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,322 sq.ft.	Age:	1916 (109 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Brick/Mortar	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Central a/c, window coverings, garage remote + opener

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 brand new shingles on house and garage, 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!