



GRASSROOTS
REALTY GROUP

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857B 3 Street SE
Medicine Hat, Alberta

MLS # A2239151



\$224,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	683 sq.ft.	Age:	1946 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: fridge, stove, microwave, moveable kitchen island block, washer, dryer, window coverings, ac unit

Welcome to 857B 3 Street SE. This well-kept 2-bedroom, 1-bathroom home offers a bright and functional layout that's perfect for those entering the housing market. Just off the entry, the living room provides a comfortable space to relax or entertain. The main floor features a welcoming kitchen that flows into the dining room through a charming brick archway, all filled with beautiful natural light. The home includes a nicely updated 4-piece bathroom and updated flooring throughout, giving it a fresh and modern feel while still maintaining its cozy charm. The lower level adds even more living space, with a good sized family room, a laundry area, and storage, ideal for day-to-day convenience. Outside, the spacious yard is perfect for kids to play, summer gatherings, or creating your own private retreat. Located close to schools, walking paths, playgrounds, and everyday amenities, this home combines comfort, practicality, and location—an excellent place to start your homeownership journey.