



GRASSROOTS
REALTY GROUP

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823 4 Street SE
Medicine Hat, Alberta

MLS # A2244437



\$205,000

Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	1925 (100 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Range hood, Washer, Dryer

Solid Brick Seeks DIY Darling for Unfinished Love Story About Me: I'm a sturdy, all-brick 2-storey with loads of old-school charm and a personality that's definitely not cookie-cutter. I live on a street so leafy, you'll want to brag about it in your Christmas cards. I'm not high-maintenance—I just need someone who likes a little adventure and isn't afraid to get their hands dirty (paint splatters are my love language). My Best Features: No Drama, Just Good Bones: All the big-ticket stuff is sorted—shingles, plumbing, electrical, furnace, water tank, and doors. I'm basically the Tinder date who already has a steady job and their own car. Vintage Vibes: Step through my classic porch and you'll find original pillars and a hardwood staircase—perfect for dramatic entrances or practicing your Oscar speech. Flexible Spaces: Open living and dining areas for spontaneous dance parties, board game nights, or marathon takeout sessions. Upstairs Shenanigans: Three bedrooms and a bathroom with plenty of room for bubble baths, linen forts, or hiding from your kids/pets/roommates. Downstairs Hideout: A den for gaming, crafting, or your secret lair. Bonus storage for all those “I’ll use it someday” boxes. Outdoor Potential: Fenced backyard with mature trees—ideal for epic BBQs, hammock naps, or letting your dog live their best life. Off-street parking in the back, because parallel parking is overrated. Looking For: A partner with vision, a sense of humor, and a toolbelt (or at least a willingness to borrow one). If you see potential where others see paint chips and aren't afraid of a little elbow grease, we could be a match made in real estate heaven. Revenue property? Forever home? I'm open to possibilities! Let's Meet: Ready to start our next chapter? Contact

your REALTOR®; and let's see if we click. Who knows—your sweat equity might just be my happily ever after