



GRASSROOTS
REALTY GROUP

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**846 Balmoral Street SE
Medicine Hat, Alberta**

MLS # A2244919



\$399,900

Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,750 sq.ft.	Age:	1911 (114 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Gas stove, fridge, dishwasher built-in, microwave, ceiling fans x2, garage door opener + 2 remotes, central air conditioner, china cabinet, freezer, washer & dryer, 4 chairs at the island

Pride of ownership shines through in this charming character home built in 1911, lovingly maintained by the same owners for over 35 years. From the moment you arrive, the curb appeal and timeless charm will capture your attention. Step inside to a cozy living room complete with a gas fireplace and a formal dining room perfect for hosting family and friends. The kitchen features white cabinetry, a separate eating island, and convenient access through patio doors to the back deck and beautifully landscaped yard. The main floor also offers a 3pc bathroom and a versatile den/office highlighted by a stained glass window and a faux white brick fireplace. Upstairs, you'll find 3 spacious bedrooms, including one with direct access to a quaint upper balcony; an ideal spot for morning coffee or stargazing. A 4pc bathroom and a flexible space currently used as a walk-in closet complete the upper level. The lower level includes a large family room, a laundry area, and an additional bedroom; offering plenty of space for a growing family or guests. Outside, enjoy the serene, well kept yard filled with mature trees, colourful flower beds, and multiple spaces to relax or entertain, including a sizable deck and patio area. This property also offers a single attached garage with front driveway access, as well as a double detached Tradesman's garage at the rear, complete with 220-volt plug-in; perfect for additional parking, storage, or workshop use. Truly a gem full of history, charm, and potential. Don't miss your chance to make it yours!