



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

827 7 Street SE  
Medicine Hat, Alberta

MLS # A2257977



**\$214,900**

|           |                                            |        |                    |
|-----------|--------------------------------------------|--------|--------------------|
| Division: | SE Hill                                    |        |                    |
| Type:     | Residential/House                          |        |                    |
| Style:    | 2 Storey                                   |        |                    |
| Size:     | 912 sq.ft.                                 | Age:   | 1912 (113 yrs old) |
| Beds:     | 2                                          | Baths: | 1                  |
| Garage:   | None                                       |        |                    |
| Lot Size: | 0.07 Acre                                  |        |                    |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard |        |                    |

|             |                                |            |      |
|-------------|--------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas        | Water:     | -    |
| Floors:     | Hardwood, Linoleum             | Sewer:     | -    |
| Roof:       | Metal                          | Condo Fee: | -    |
| Basement:   | Partial, Unfinished            | LLD:       | -    |
| Exterior:   | Wood Frame                     | Zoning:    | R-MD |
| Foundation: | Block, Brick/Mortar            | Utilities: | -    |
| Features:   | Ceiling Fan(s), Open Floorplan |            |      |

Inclusions: none

Step into 1,200 sq.ft. of personality! This two-bedroom, one-bath charmer has been lovingly refreshed with all the right updates: sleek hardwood floors so shiny you might need sunglasses, new windows (4 years young) that frame the sunshine, and a sturdy metal roof installed just last year—because great style deserves great protection. Inside, the open spaces invite both cozy evenings and spontaneous dance parties (those floors are ready). Outside, you’re in a classic SE neighbourhood, close to everything you love about Medicine Hat. Whether you’re a first-time buyer, downsizer, or simply someone who appreciates a home with character and a touch of sparkle, 827 7 Street SE is ready for its next chapter—could that be you?