



GRASSROOTS
REALTY GROUP

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

MLS # A2267941



\$279,000

Division:	River Flats		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,254 sq.ft.	Age:	1909 (116 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: n/a

For more information, please click the "More Information" button. Fully renovated and move-in ready, this 1,203 sq. ft. 3-bed, 2-bath home in River Flats, Medicine Hat—originally built in 1909—was completely gutted and rebuilt inside and out about five years ago, blending character with modern comfort and quality craftsmanship. You'll love the high-end kitchen with quartz countertops, subway tile, stainless steel appliances, and a large centre island that opens to an airy, open-concept living area. Stylish laminate flooring runs throughout, complementing the clean, matching modern finishes. The bathrooms are beautifully updated, featuring a 4-piece main bath with a stand-alone tub and a renovated 3-piece ensuite. Major systems are all newer, including the furnace, central A/C, hot water tank, electrical, and plumbing, and a partial metal roof adds durability and excellent snow drainage. Outside, enjoy a wraparound deck with gazebo, a fire pit, and a shed, plus a fully fenced yard with new concrete at the front and back, convenient alley access, and space for a future garage. Everything has been done—just move in and enjoy. Set in a quiet, established neighbourhood close to parks, schools, downtown, and the river valley, this home delivers convenience and comfort in one complete package.