



**446 4 Street NW  
Medicine Hat, Alberta**

**MLS # A2274172**



**\$329,900**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** Fridge, Stove, Dishwasher, Ceiling Fans, A/C, Shed, Garage Door Opener (No remotes), Raised Garden Beds

Welcome to this bright and welcoming California split home, perfectly situated on a quiet street in Riverside. The main level offers two generously sized bedrooms, a full bath, and a spacious living room filled with natural light. The refreshed kitchen offers ample cabinetry, new appliances, and a comfortable dining area with patio doors opening to a two-tiered deck and private backyard with no neighbours behind. The lower level is equally inviting, featuring a cozy family room anchored by a brand new gas fireplace with stunning stone surround. This level also includes a third bedroom (no closet), a 3 pc bathroom, laundry area, and convenient access to the attached garage. Thoughtful updates throughout include new flooring and paint, a kitchen refresh, almost all new windows, and beautifully redone landscaping with rock accents and raised flower beds. Walking distance to parks, playgrounds, an outdoor skating rink, and a local coffee shop, this home offers the perfect blend of comfort, privacy, and community living.