



GRASSROOTS
REALTY GROUP

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

MLS # A2284978



\$249,900

Division:	River Flats		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,123 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	2
Garage:	None, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Block	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Shed

Cute, cozy, and move-in ready! This charming 1.5-storey home offers 1,123 sq ft of thoughtfully updated living space in a fantastic River Flats location. Ideal for first-time home buyers, this well-maintained property blends character with modern upgrades. The upper level features two bedrooms and a 4-piece bathroom, while the main floor boasts a newly renovated 4-piece bath complete with stacking laundry and built-in linen cabinets for added convenience. The newer kitchen includes a stylish tile backsplash and a full appliance package with built-in dishwasher. Recent updates include newer PVC windows throughout, fresh paint, central air, a hot water tank replaced in 2022, shingles approximately 8 years old, and 100 amp electrical service. Outside, enjoy a fenced yard with storage shed, firepit, covered front porch, and rear concrete patio—perfect for relaxing or entertaining. Located within walking distance to numerous parks, schools, daycare, shopping, and Athletic Park—catching a ball game couldn't be easier!! This home offers both comfort and convenience in a family-friendly neighborhood. A fantastic opportunity to own a lovingly cared-for home in a great location—don't miss it!