



**609 Clay Avenue SE
Medicine Hat, Alberta**

MLS # A2285799



\$284,800

Division:	River Flats		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,164 sq.ft.	Age:	1920 (106 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: N/A

OPPORTUNITY TO ADD A 30X30 GARAGE OR A SECOND BATHROOM! Fully Remodeled River Flats Gem! Welcome to this stunning, extensively renovated 1.5-storey home! Featuring 3 bedrooms and 1 beautiful new 4-piece bathroom, this home offers the perfect blend of modern upgrades and original character, including the original staircase that adds timeless charm. Step inside to an inviting open-concept living and dining space, finished with durable vinyl plank flooring, new lighting, fresh trim, baseboards, and updated interior doors and handles throughout. The kitchen is a true showstopper with quartz countertops, a tile backsplash, and brand-new stainless steel appliances including a fridge, stove, dishwasher, and microwave hood fan. Off the kitchen, enjoy a convenient deck—perfect for BBQs and relaxing summer evenings. Outside, the home sits on a graded 50x125-foot lot, ready for your finishing touches, and includes a large backyard shed. As an added bonus, the property may offer potential for a second dwelling or a 30x30 garage with city approval. Major upgrades include new windows, shingles, concrete sidewalks, new insulation, updated electrical with a new meter and 100-amp service, a furnace and hot water tank approximately five years old, flooring and lighting. Seller can build a dream garage for the buyer, at an additional fee. Come see all this River Flats beauty has to offer — schedule your viewing before it’s gone!