



370 1 Street NW
Medicine Hat, Alberta

MLS # A2293291



\$448,900

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|------------------|---|---------------|-------------------|
| Division: | Riverside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,449 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Alley Access, Attached Carport, Driveway, Front Drive, Garage Faces Rear, H | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Quartz Counters, Storage | | |

Inclusions: Fridge, Stove, BI Dishwasher, Hood Fan, Washer & Dryer, 2 deep freeze, fridge in mudroom, Window coverings, Garage door opener, Underground Sprinklers "as is", Artist Light in sunroom, sconces

Welcome to 370 1st Street NW, a fully developed bungalow tucked away on a quiet, tree-lined street in the heart of Riverside. This is a location that is truly loved — walkable to parks, pathways, cafes and all the charm the neighbourhood has to offer. This spacious home features 4 bedrooms (2+2) and 2 full bathrooms, offering a functional layout for families, guests, or anyone looking for flexible living space. Updates include but aren't exclusive to the kitchen with quartz countertops, & appliances, along with fresh paint, bathroom updates and new carpets giving the home a clean, refreshed feel, ready for its next chapter. Inside, you'll find two fireplaces for added charm and plus a flex space off the awesome entrance with a sink on the main floor that leads out to an oversized deck, perfect for relaxing or entertaining. Outside, the property continues to impress with a spacious carport and parking off the front street and a heated detached garage off the back alley, giving you excellent parking, storage, and workspace options. This is a wonderful home in a fantastic location!!