



134 3 Street SW
Medicine Hat, Alberta

MLS # A2295096



\$549,900

Division:	SW Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,132 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Other	Utilities:	-
Features:	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Storage, Tile Counters		

Inclusions: Armoire in entryway

Welcome to this enchanting 1912 two-storey, formerly known as 1016 Toronto Street, gracefully set on an expansive lot backing onto serene greenspace with picturesque views. Rich in history and lovingly maintained, this remarkable home—built by Marshall & Bates—beautifully blends timeless character with thoughtful updates, offering a warm and inviting atmosphere from the moment you arrive. Step through the enclosed sun porch into a grand, welcoming foyer that sets the tone for the elegance within, with convenient access to the double attached garage. The main floor unfolds into a series of stunning living spaces—perfect for both everyday living and entertaining. A sprawling living room flows effortlessly into a formal dining room, where garden doors open to a private back deck, ideal for al fresco dining surrounded by nature. At the heart of the home, a charming dining nook connects to a cozy family room, filled with natural light from windows on both ends and anchored by a beautiful fireplace and custom feature wall. The kitchen strikes a perfect balance between modern convenience and vintage charm, featuring stainless steel appliances, tile countertops, and a cupboard pantry that complements the home’s character. Upstairs, you’ll find three generously sized bedrooms, including a dreamy primary retreat complete with large closets, a luxurious ensuite with dual sinks, soaker tub, separate shower, its own fireplace, and a private deck overlooking the tree-lined street—your own peaceful escape. The fully finished basement offers additional living space with a comfortable family room and a 3-piece bath, continuing its legacy of versatility. Outside, the showpiece yard and garden create a tranquil setting with lush greenery and beautiful views, while the 12’ x 17’ workshop/shed adds

flexibility for hobbies or storage. With hardwood floors, high coffered ceilings, multiple fireplaces, and endless options for furnishing and use, this one-of-a-kind home steeped in local heritage offers romance, history, and enduring quality—truly a rare and special find.