



**823 4 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2295143**



**\$230,900**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	1925 (101 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None, Outside		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding		

**Inclusions:** Fridge, Stove, Hood Fan, Washer, Dryer

Welcome to this charming solid brick 2-storey home, ideally located on a picturesque tree-lined street in a well-established neighbourhood. Blending timeless character with thoughtful updates, this home offers a warm and inviting atmosphere from the moment you arrive. Inside, you'll appreciate the bright and functional living and dining spaces, beautiful original details, classic pillars, and a staircase that adds to the home's enduring appeal. Recent improvements include new flooring throughout the main level and portions of the upper and lower level, fresh paint throughout, upgraded plumbing, updated kitchen cabinets with new countertops, a fully renovated upstairs bathroom, additional updates to the second bathroom, and shingles replaced in 2024. Upstairs features 3 comfortable bedrooms and an updated full bath, while the lower level provides a versatile den/bedroom (window may not meet egress) and added storage space. Step outside to enjoy the fully fenced backyard with mature trees and a large deck, perfect for relaxing or entertaining. With its character, updates, and inviting outdoor space, this home offers a wonderful opportunity for buyers looking for comfort, charm, and value.