



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

**MLS # A2300827**



**\$260,000**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1909 (117 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to 870 Balmoral Street SE — the cutest character home you’ve been waiting for. With 1,157 sqft of thoughtfully used space, this 3 bedroom, 1 bathroom two-storey proves that you don’t need a big home to have something truly special. Every room feels intentional, functional, and full of charm. From the moment you arrive, the curb appeal draws you in. A classic white picket fence and a welcoming exterior set the tone. The front sunroom is the perfect spot for a cozy chair, your morning coffee, and a slow start to the day. Inside, the vintage character shines. Original hardwood floors, a classic banister, and warm, inviting spaces create that feeling you just can’t replicate. The living room flows seamlessly into a lovely dining area with an additional sitting space. The kitchen has seen some thoughtful cosmetic updates, including new vinyl tile flooring and a black sink, while still keeping with the home’s charm. Just around the corner, you’ll find a clean and functional 4 pc bathroom and laundry space, along with a convenient mudroom off the back. Upstairs offers a bright primary bedroom along with 2 additional bedrooms, all filled with natural light and character. The basement is unfinished but provides a large, framed storage area — plenty of room for all your extras. Outside, the backyard is set up for summer. Enjoy a nicely maintained lawn with underground sprinklers, a great patio space, and concrete parking for two vehicles. Located in a truly underrated neighbourhood, you’re just minutes from the beautiful Strathcona paths, the local outdoor pool, and Athletic Park — perfect for staying active and enjoying the community. Important updates include 100 amp electrical service, an updated furnace, central A/C, and hot water tank. If you’re someone who loves character, charm, and a home

with soul&hellip; this one is worth a look.