

\$308,000 - 1312 Queen Street Se, Medicine Hat

MLS® #A2229403

\$308,000

3 Bedroom, 1.00 Bathroom, 896 sqft

Residential on 0.09 Acres

River Flats, Medicine Hat, Alberta

An outstanding opportunity awaits with this fully renovated, professionally curated home at 1312 Queen Street—a highly rated and consistently booked Airbnb that is truly turnkey. Perfect for the discerning investor looking for hassle-free cash flow from day one, or someone wanting to step into a beautifully finished personal home with serious income potential.

Every inch of this property has been thoughtfully upgraded with quality craftsmanship and attention to detail. From the brand new concrete driveway to the elegant exposed aggregate walkway, and from fresh, modern paint throughout to the wired-in smoke detectors in every room, this home is both beautiful and built to last. Central air was added just this past summer for year-round comfort.

Designed with a timeless Mid-Century Modern flair, this home consistently attracts vacationers, professionals, and extended-stay guests. Nestled at the quiet end of a charming street lined with both heritage homes and modern infills, it offers immediate access to river pathways and walking trails, a major draw for guests.

Inside, you™ll find three bedrooms and four beds, plus a dedicated workspace, giving it flexibility and high guest capacity. All appliances, furnace, and hot water tank have



been updated”no detail has been overlooked. Outside, the zero-maintenance yard, custom iron accents, and private decking space create a serene, stylish retreat for guests or homeowners alike.

This sale includes all furnishings, décor, and essentials, allowing you to start hosting without lifting a finger. (Option to purchase unfurnished if you’re looking to move in and make it your own.)

Whether you're an investor seeking a high-performing short-term rental or a buyer looking for a refined home with income potential, this property delivers on every level.

Built in 1943

Essential Information

MLS® #	A2229403
Price	\$308,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	896
Acres	0.09
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	1312 Queen Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A1B8

Amenities

Parking	None
---------	------

Interior

Interior Features	High Ceilings
-------------------	---------------

Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
------------	---

Heating	Forced Air
---------	------------

Cooling	Central Air
---------	-------------

Has Basement	Yes
--------------	-----

Basement	Partial, Unfinished
----------	---------------------

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Front Yard
-----------------	-----------------------

Roof	Asphalt Shingle
------	-----------------

Construction	Stucco
--------------	--------

Foundation	Block
------------	-------

Additional Information

Date Listed	June 11th, 2025
-------------	-----------------

Days on Market	6
----------------	---

Zoning	R-LD
--------	------

Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.