

# \$274,900 - 113 3 Street Nw, Medicine Hat

MLS® #A2236739

**\$274,900**

4 Bedroom, 2.00 Bathroom, 1 sqft

Residential on 0.07 Acres

Riverside, Medicine Hat, Alberta

Well kept Half duplex in beautiful Riverside! Close to parks and amenities, centralized location , quick access to all parts of the city or to the transcanada for work... Open Design living area with large living room, dining area and kitchen. Patio doors off Living room to access the front balcony for BBQ's or enjoying a break in the fresh air. Full bathroom off of kitchen. Large Master Bedroom off of kitchen with tons of closet space. 3 additional large bedrooms in lower level with spacious full bathroom. New AC in 2024 and new Water Heater in 2023. Rear yard with space for kids or pets alike. And a spot to place that patio furniture to entertain on the rear patio. This home is move-in ready and is attractive for homeowners or revenue owners alike.

Built in 1995

## Essential Information

MLS® #	A2236739
Price	\$274,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Semi Detached



Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	113 3 Street Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A6K5

## Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

## Interior

Interior Features	High Ceilings, Open Floorplan, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Full
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 5th, 2025
Days on Market	1
Zoning	R-LD

## Listing Details

Listing Office	EXP REALTY
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