

# **\$399,900 - 846 Balmoral Street Se, Medicine Hat**

MLS® #A2244919

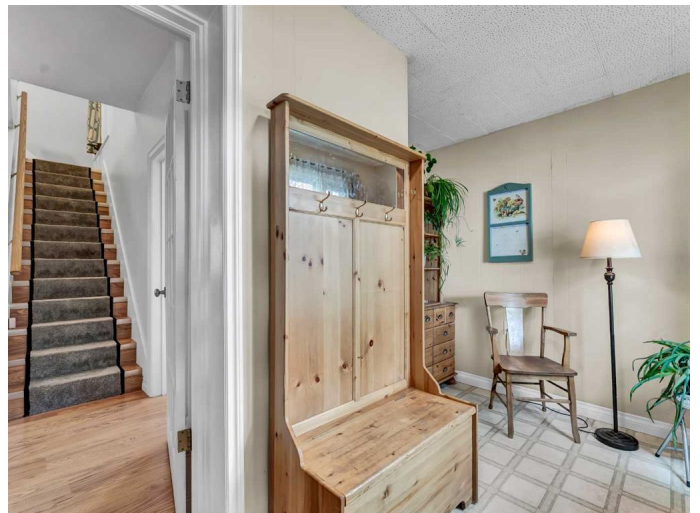
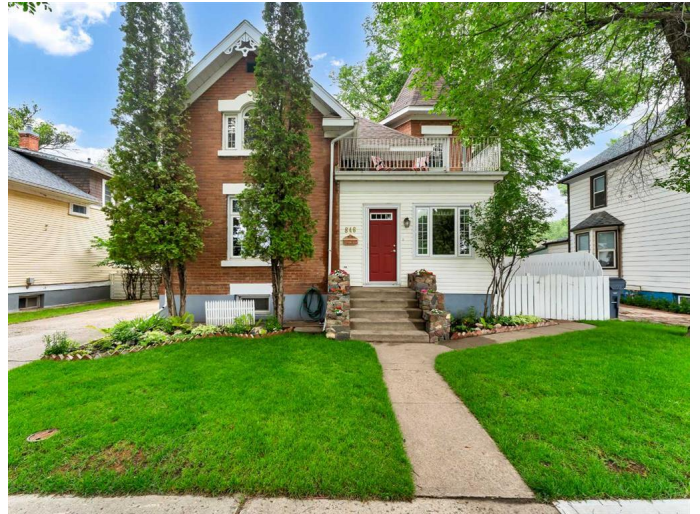
**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,750 sqft

Residential on 0.15 Acres

River Flats, Medicine Hat, Alberta

Pride of ownership shines through in this charming character home built in 1911, lovingly maintained by the same owners for over 35 years. From the moment you arrive, the curb appeal and timeless charm will capture your attention. Step inside to a cozy living room complete with a gas fireplace and a formal dining room perfect for hosting family and friends. The kitchen features white cabinetry, a separate eating island, and convenient access through patio doors to the back deck and beautifully landscaped yard. The main floor also offers a 3pc bathroom and a versatile den/office highlighted by a stained glass window and a faux white brick fireplace. Upstairs, youâ€™ll find 3 spacious bedrooms, including one with direct access to a quaint upper balcony; an ideal spot for morning coffee or stargazing. A 4pc bathroom and a flexible space currently used as a walk-in closet complete the upper level. The lower level includes a large family room, a laundry area, and an additional bedroom; offering plenty of space for a growing family or guests. Outside, enjoy the serene, well kept yard filled with mature trees, colourful flower beds, and multiple spaces to relax or entertain, including a sizable deck and patio area. This property also offers a single attached garage with front driveway access, as well as a double detached Tradesmanâ€™s garage at the rear, complete with 220-volt plug-in; perfect for additional parking, storage, or workshop use. Truly a gem full of history, charm, and potential.



Donâ€™t miss your chance to make it yours!

Built in 1911

### Essential Information

MLS® #	A2244919
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,750
Acres	0.15
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	846 Balmoral Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0W5

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Single Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Storage
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-LD

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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