

# \$160,000 - 823 4 Street Se, Medicine Hat

MLS® #A2258103

**\$160,000**

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.07 Acres

River Flats, Medicine Hat, Alberta

Solid Brick Seeks DIY Darling for Unfinished Love Story

About Me:

Iâ€™m a sturdy, all-brick 2-storey with loads of old-school charm and a personality thatâ€™s definitely not cookie-cutter. I live on a street so leafy, youâ€™ll want to brag about it in your Christmas cards. Iâ€™m not high-maintenanceâ€”I just need someone who likes a little adventure and isnâ€™t afraid to get their hands dirty.

My Best Features:

No Drama, Just Good Bones: All the big-ticket stuff is sortedâ€”shingles, electrical, furnace, water tank, and more. Iâ€™m basically the Tinder date who already has a steady job and their own car.

Vintage Vibes: Step through my classic porch and youâ€™ll find original pillars and a hardwood staircaseâ€”perfect for dramatic entrances or practicing your Oscar speech.

Flexible Spaces: Open living and dining areas for spontaneous dance parties, board game nights, or marathon takeout sessions.

Upstairs Shenanigans: Three bedrooms and a bathroom with plenty of room for bubble baths, linen forts, or hiding from your kids/pets/roommates.

Downstairs Hideout: A den for gaming, crafting, or your secret lair. Bonus storage for all those â€œIâ€™ll use it somedayâ€”boxes.

Outdoor Potential: Fenced backyard with mature treesâ€”ideal for epic BBQs, hammock naps, or letting your dog live their best life.



Off-street parking in the back, because parallel parking is overrated.

Looking For:

A partner with vision, a sense of humor, and a toolbelt (or at least a willingness to borrow one). If you see potential where others see paint chips and aren't afraid of a little elbow grease, we could be a match made in real estate heaven. Revenue property? Forever home? I'm open to possibilities!

Let's Meet:

Ready to start our next chapter? Contact your REALTOR® and let's see if we click.

Who knows your sweat equity might just be my happily ever after

Built in 1925

## Essential Information

MLS® #	A2258103
Price	\$160,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.07
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	823 4 Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0L5

## Amenities

Parking Spaces 2  
Parking Off Street

### Interior

Interior Features See Remarks  
Appliances Dryer, Electric Stove, Range  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description See Remarks  
Roof Asphalt Shingle  
Construction Brick, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 17th, 2025  
Zoning R-MD

### Listing Details

Listing Office CIR REALTY

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