

# \$278,900 - 1221 Queen Street Se, Medicine Hat

MLS® #A2240366

**\$278,900**

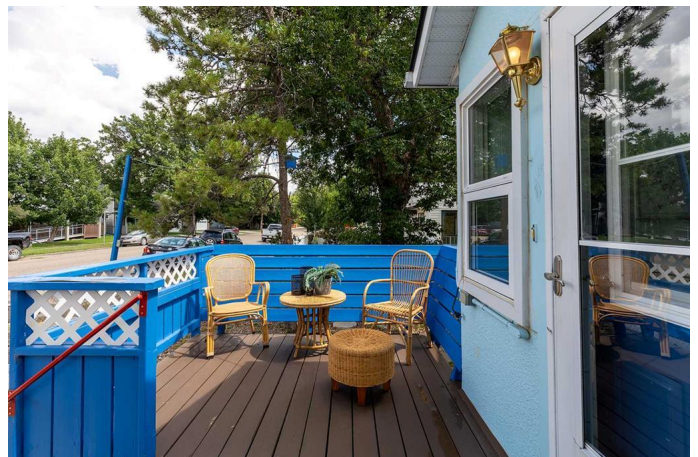
4 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.14 Acres

River Flats, Medicine Hat, Alberta

Say Hello to the Blue Bird, a Charming Home with Basement Suite on a Tree-Lined Street that shows pride of ownership!

The front porch is so welcoming and invites you into this beautifully maintained home nestled on a picturesque tree-lined street. With a bright, cheerful, and inviting presence, this property offers charm, function, and flexibility—perfect for a single, couple starting out, multigenerational families or savvy investors. Step from the private and welcoming front porch and into the bright and inviting main floor featuring a large, sun-filled living room, two comfortable bedrooms—each with generous closet space—and a full bathroom with extra storage and jet tub. The eat-in kitchen is functional and offers a fun vintage Scandinavian-inspired look that you can turn into your own cool space! The layout is cozy yet practical, ideal for everyday living. Downstairs, a 2-bedroom suite awaits. Refurbished in 2013, the suite boasts an impressive kitchen, a 3-piece bathroom, laundry, a number of windows for natural light, making it an excellent mortgage helper or extended family space. Enjoy the outdoors in the fully fenced yard, offering plenty of space for children, pets, gardening or future plans—like building a dream garage. Thoughtfully cared for over the years, this home includes updates such as newer shingles, vinyl windows, fresh paint, and more. Don't miss this rare opportunity to own a move-in ready home with income potential on



a lovely quiet street.

Built in 1952

**Essential Information**

MLS® #	A2240366
Price	\$278,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	915
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1221 Queen Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1B6

**Amenities**

Parking Spaces	2
Parking	Stall

**Interior**

Interior Features	Built-in Features
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

**Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 19th, 2025
Days on Market	1
Zoning	R-LD

**Listing Details**

Listing Office	REAL BROKER
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