

# \$248,900 - 845a 5 Street Se, Medicine Hat

MLS® #A2267217

**\$248,900**

3 Bedroom, 2.00 Bathroom, 613 sqft

Residential on 0.13 Acres

River Flats, Medicine Hat, Alberta

Absolute Gem Bungalow with Modern Upgrades and Outdoor Entertaining Space. Welcome to this beautifully maintained 3-bedroom bungalow featuring thoughtful updates and exceptional functionality. The main floor kitchen offers abundant cabinetry with slide-out features, stainless steel gas stove with double oven, overhead microwave, fridge, and dishwasher. The fully finished basement (remodeled in 2021) includes a summer kitchen, one bedroom, and a spacious family room—perfect for guests, in-laws, or additional living space. Major mechanical upgrades include an on-demand hot water tank, furnace, and central A/C (all replaced in 2016).

Step outside to enjoy the large, private backyard complete with vinyl fencing (2021), concrete patio, previously the driveway for the garage, gazebo on a concrete pad, and a wood-burning fire stove. The home was constructed with brick masonry and stucco exterior. Main floor interior is lath/plaster walls, and the remodeled downstairs was drywalled. The single 12x22 garage has electricity installed, and is currently used as storage. Additional exterior features include gas BBQ hookups, a canvas carport with alley access, and a garden shed for extra storage. This property combines comfort, versatility, and outdoor living—ready for you to move in and enjoy! Title insurance will be offered in lieu of a Real Property Report.



Built in 1942

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267217    |
| Price          | \$248,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 613         |
| Acres          | 0.13        |
| Year Built     | 1942        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 845a 5 Street Se |
| Subdivision | River Flats      |
| City        | Medicine Hat     |
| County      | Medicine Hat     |
| Province    | Alberta          |
| Postal Code | T1A0N9           |

## Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                         |
| Parking        | Additional Parking, Alley Access, Concrete Driveway, Driveway, Off Street, On Street, See Remarks, Single Garage Detached, Stall, Outside |
| # of Garages   | 1                                                                                                                                         |

## Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), See Remarks                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                                                            |
| Cooling           | Central Air                                                                                                           |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full                                                                                                                  |

## Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Other, Storage                                                                                                                          |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Gazebo, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, See Remarks, Street Lighting, Other |
| Roof              | Asphalt Shingle                                                                                                                                       |
| Construction      | Brick, Stucco                                                                                                                                         |
| Foundation        | Block                                                                                                                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-LD               |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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