

844A 4 Street SE
Medicine Hat, Alberta

MLS # A2166666



\$367,899

Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,755 sq.ft.	Age:	1911 (113 yrs old)
Beds:	5	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Standard Shaped Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Trampoline, Sandbox toys and play sink, Picnic Table, Basement TV and Wall mount, Dresser downstairs, Antique dresser in Primary room, Antique trunk in front porch, antique photo of original owners in foyer, Window Coverings, Vent hood, Garage heater

Discover the perfect balance of historic charm and modern convenience in this meticulously maintained 1911 two-storey brick home, set in a beautiful and central neighborhood. Blending timeless elegance with thoughtful updates, this residence offers both character and contemporary comfort. The welcoming front sunroom is bathed in natural light, introducing the home's rich heritage, where original hardwood floors, vintage windows, and exquisitely preserved woodwork exude its enduring appeal. The updated kitchen seamlessly combines classic style and modern functionality, featuring a farmhouse sink, sleek concrete countertops, and a walk-in pantry complete with a charming coffee bar—ideal for today's lifestyle. Ascending the staircase, you'll appreciate the vintage wallpaper and well-maintained wood finishes, creating a unique journey through the home's history. Upstairs, discover four generously sized bedrooms and a stunning 4-piece bathroom. The front bedroom opens to a private balcony with custom industrial handrails, offering a peaceful outdoor retreat. The basement adds practicality and playfulness with a laundry area, a one-piece bathroom, and a small climbing wall. Modern upgrades include professionally restructured ceiling trusses in the garage, new garage door openers, and updated deadbolts and door hardware. Recently completed professional landscaping enhances the front and back yards, adding to the home's move-in readiness. Built to last, the home boasts thick walls, a brick exterior, extra attic insulation, and an updated furnace, making it highly energy-efficient. Outside, the tranquil backyard features mature fruit trees, and the double detached garage with an additional parking pad offers ample space for extra vehicles, an RV, or a boat. Nestled on a picturesque, tree-lined street just steps

from Strathcona and Athletic Park, and within walking distance to downtown, this property presents a rare opportunity to own a home that seamlessly blends historic character with modern amenities in a prime location. To book your showing, please contact a real estate agent today.