

\$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:

I'm a sturdy, all-brick 2-storey with loads of old-school charm and a personality that's definitely not cookie-cutter. I live on a street so leafy, you'll want to brag about it in your Christmas cards. I'm not high-maintenance—I just need someone who likes a little adventure and isn't afraid to get their hands dirty.

My Best Features:

No Drama, Just Good Bones: All the big-ticket stuff is sorted—shingles, electrical, furnace, water tank, and more. I'm basically the Tinder date who already has a steady job and their own car.

Vintage Vibes: Step through my classic porch and you'll find original pillars and a hardwood staircase—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 "I'll use it someday" boxes.

Outdoor Potential: Fenced backyard with mature trees—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
Days on Market	6
Zoning	R-MD

Listing Details

Listing Office	CIR REALTY
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