

\$224,900 - 857b 3 Street Se, Medicine Hat

MLS® #A2239151

\$224,900

2 Bedroom, 1.00 Bathroom, 683 sqft

Residential on 0.07 Acres

River Flats, Medicine Hat, Alberta

Welcome to 857B 3 Street SE. This well-kept 2-bedroom, 1-bathroom home offers a bright and functional layout that's perfect for those entering the housing market. Just off the entry, the living room provides a comfortable space to relax or entertain. The main floor features a welcoming kitchen that flows into the dining room through a charming brick archway, all filled with beautiful natural light. The home includes a nicely updated 4-piece bathroom and updated flooring throughout, giving it a fresh and modern feel while still maintaining its cozy charm. The lower level adds even more living space, with a good sized family room, a laundry area, and storage, ideal for day-to-day convenience. Outside, the spacious yard is perfect for kids to play, summer gatherings, or creating your own private retreat. Located close to schools, walking paths, playgrounds, and everyday amenities, this home combines comfort, practicality, and location—an excellent place to start your homeownership journey.

Built in 1946

Essential Information

MLS® # A2239151

Price \$224,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	683
Acres	0.07
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	857b 3 Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0J4

Amenities

Parking	Off Street
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Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2025
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Days on Market	24
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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