

# \$399,900 - 574 1 Street Nw, Medicine Hat

MLS® #A2221052

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,212 sqft

Residential on 0.18 Acres

Riverside, Medicine Hat, Alberta

Brick bungalow/garage with view of South Saskatchewan River where thousands of geese winter. Front veranda. Living room with large windows/high ceiling and Lennox 2 ton Ductless split air conditioning. Formal dining room. Kitchen with fridge and stove. 4 pcs. main bathroom, 2 bedroom, primary bedroom with 2 pcs. ensuite, Basement with family room (need carpet and little drywall job are reflected in price), 2 bedroom (windows are not egress). Boiler heating system, newly replaced in Sept 2023, they are 2 new Grundfos pump, new expansion tank, new wiring pump to boiler. New hot water tank in December 2024. New washer in January 2025. Very large back yard, fenced, underground sprinklers, room to build extra garage. City hall Utilities, gas, electricity, water, sewer, garbage average \$330 a month. Beautiful location with river trails steps away from the front of the house. Minutes drive to city hall/downtown, Big Marble Go Center, Co-op Place and highway. Pictures are from before tenant moved in.

Built in 1961

## Essential Information

MLS® #	A2221052
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,212
Acres	0.18
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	574 1 Street Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6H8

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Natural Gas, Boiler
Cooling	Other
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Views
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 2nd, 2025
-------------	----------------

Days on Market	6
Zoning	R-LD

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.