

# \$214,000 - 813 8 Street Se, Medicine Hat

MLS® #A2263838

## \$214,000

4 Bedroom, 1.00 Bathroom, 747 sqft

Residential on 0.15 Acres

River Flats, Medicine Hat, Alberta

Fantastic revenue or starter home with two garages!

Centrally located and within walking distance to many great amenities, this home offers excellent value and versatility. The main floor features two bedrooms, beautiful hardwood flooring, a spacious living room, and a functional kitchen and dining area with ample cabinetry and a full appliance package. The basement includes two additional spacious bedrooms, a laundry area, plenty of storage, and a generous family or recreation space. Outside, you'll find a fully fenced and landscaped yard with a lovely garden, mature trees and shrubs, plus not one—but two garages: a newer 24' x 26' detached garage and a 12' x 19' 10' garage/workshop.

Connect with an agent today to book your private viewing!

Built in 1944

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263838  |
| Price          | \$214,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 747       |
| Acres          | 0.15      |
| Year Built     | 1944      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 813 8 Street Se |
| Subdivision | River Flats     |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A 1M7         |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Detached, Off Street, Single Garage Detached |
| # of Garages   | 2                                                          |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Laminate Counters                                     |
| Appliances        | Dishwasher, Freezer, Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                            |
| Cooling           | Window Unit(s)                                        |
| Has Basement      | Yes                                                   |
| Basement          | Full, Partially Finished                              |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Storage                                 |
| Lot Description   | Back Lane, Back Yard, City Lot, Private |
| Roof              | Asphalt Shingle, Concrete, Wood         |
| Construction      | Concrete, Stucco                        |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-MD               |

### Listing Details

Listing Office

RE/MAX MEDALTA REAL ESTATE

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